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COUNTRY LIFE

OFFICES:
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SATURDAY, SEPTEMBER 4th, 1926

Published Weekly. Price ONE SHILLING.
Subscription Price per annum. Post Free.
Inland, 65s. Canadian, 60s. Foreign, 80s.

"The Charm of Flavour."

Kunzle
CHOCOLATES

(Made in Birmingham).

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WALKING CANES SHOOTING STICKS

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The Car of International Reputation.

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An Immediate Success
The New
12 H.P. MODEL

Torpedo Latest All-weather Equipment £325
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FIAT (England), LIMITED.

Cadbury
means
Quality
CARNIVAL CHOCOLATES SAVOY ASSORTMENT

See the name "Cadbury" on every piece of chocolate



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PARIPAN
ENAMEL

"The more you wash it
the better it looks"

PARIPAN LIMITED

LONDON, W.

She prefers
VIKING
CHOCOLATES
of Enchantment
per 4/-lb

Sold by better-class dealers

And at 174, Piccadilly, W. (Opposite Royal Academy).
Made by BARKER & DOBSON, Ltd., Liverpool, Eng.

Grip-fix THE IDEAL
ADHESIVE
FOR THE HOME
DECORATIONS

"GRIP-FIX" is ideal for home decorations—it is clean; will not affect any colour or material; gives instant and permanent fixing and can be used in any part of the house, studio or workshop. The ideal adhesive for passe-partout, lampshades, telephone covers, artificial flower and shell decorative work, etc., etc.

6-oz. size, 1/6

Obtainable at all
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For raising the lightest
Cakes, Scones, Pastry,
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BORWICK'S
BAKING POWDER

It is the best and
most reliable.

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LONDON-KENSINGTON, W.
"For Gaiety and Shopping."
DE VERE HOTEL
Opposite lovely Kensington Palace Gardens.

Country and Seaside.

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"For Health and Long Life."
Grand Pump Room Hotel.
Premier West of England.

BOURNEMOUTH HYDRO
HOTEL COMFORT WITH HYDRO
BATHS, MASSAGE.
Overlooking Bay, West Cliff. Tel. 341.

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"For Sun and Sea Air."
ROYAL CRESCENT HOTEL
Unrivalled position upon King's Cliff.

BUDLEIGH SALTERTON
SUNNY SOUTH DEVON
ROSEMULLION HOTEL. Private
Near East Devon Golf Links and Lawn Tennis and
Croquet Club. Best in S. of England

Country and Seaside.—contd.

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DORKING.
LUXURIOUS FIRST-CLASS HOTEL.
Maximum of comfort at minimum of cost.
Most beautiful place near London (23 miles).
50 ACRES MAGNIFICENT PARKLAND
Dances, Tennis, Billiards, Garage.
Terms moderate. Phone: Dorking 190.

EASTBOURNE
QUEEN'S HOTEL
Facing South and directly overlooking the Sea.
200 Rooms, including many
BATHROOM-BEDROOMS & SUITES
Fully licensed :: Excellent Cooking :: Week-end
Dancing, Moderate Charges, inclusive of a la Carte.
EXTENSIVE GARAGE IN HOTEL GROUNDS.

REDCLIFFE HOTEL,
PAIGNTON, DEVON.
Finest Position on Torbay.
TENNIS. SECLUDED GARDENS.

THE ROCK GARDEN
By E. H. JENKINS. 7s. 6d.
Published at the Office of "COUNTRY LIFE,"
Ltd., 30, Tavistock Street, Covent Garden, W.C.2

National Approval

THIS is probably the one and only instance where an honest advertiser—and most advertisers are honest—has lost the confidence of the public. The advertiser of hairpins can't sell . . . hairpins. The cause, of course, is not so serious as it sounds. There is no reflection on him. The barber, and the fashion, have become too persuasive. Meanwhile, the slogan "Advertised Goods" continues to merit national approval and support.

Education

THE HALL, near CHESHUNT,
HERTS.—First class Preparatory School.
Boys. Ideal position.

EASTBOURNE
THE EASTBOURNE SCHOOL
OF DOMESTIC ECONOMY.
All branches of Domestic Science taught.
DAY AND RESIDENT PUPILS. Certificates
granted. Principal, Miss RANDALL. 1st Class
Diploma, Edinburgh Training School.

TRY THESE HAVANA CIGARS

BEST VALUE TO-DAY.

"BOLIVAR"
MASCOTAS



18/6 per box of 25

35/- per box of 50

Samples 9d. each.

CARRIAGE PAID.

LEON & CO., 60, Cornhill, London, E.C.3. AND BRANCHES THROUGHOUT LONDON

Auction and Estate Advertisements IMPORTANT NOTICE

WILL those interested in the selling or letting of properties note that miscellaneous illustrated Estate advertisements for inclusion in "Country Life" can be received for any issue as late as the Monday preceding the actual date of publishing, provided that the necessary photographs are forwarded to reach us Monday morning? Also that unillustrated advertisements can be accepted up to the first post on Tuesday, subject to space being available.

The charge for Small Estate Announcements is 16/8 per inch single column for one insertion; the minimum space being half-an-inch (approximately 48 words, average 8 words to the line), for which the charge is 9/-.



For further particulars apply Advertisement Department,

COUNTRY LIFE,

8-11, Southampton St.,

Strand, London,

W.C. 2

COUNTRY LIFE

THE JOURNAL FOR ALL INTERESTED IN COUNTRY LIFE
AND COUNTRY PURSUITS.

VOL. LX. No. 1546. [REGISTERED AT THE G.P.O. AS A NEWSPAPER.] SATURDAY, SEPTEMBER 4th, 1926.

Published Weekly, Price ONE SHILLING.
Subscription Price per annum. Post Free.
Inland, 65s. Canadian, 60s. Foreign, 80s.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE THE ESTATE SALE ROOMS, LONDON, W. 1.

ONE OF THE MOST BEAUTIFUL PROPERTIES IN DORSETSHIRE

FOR SALE BY PRIVATE TREATY
AN HISTORICAL RESIDENTIAL AND SPORTING ESTATE
extending to about
343 ACRES

THE FINE OLD TUDOR RESIDENCE.

built in the reign of Henry VII.,
is in a remarkably good state of
preservation. It stands in a

PICTURESQUE VALLEY,
embracing fine views over a wide
stretch of undulating and well-
timbered country, and is built of
Hamdon stone, with mullioned
windows, massive buttresses and
fine old gabled roofs.

During the past two years a large
sum of money has been expended
under expert advice, with the result
that the House has every convenience,
and the alterations are in harmony
with the period in which it was
built.



The accommodation comprises:

Porch entrance, Outer hall,
Great hall with minstrel gallery,
Dining hall, Drawing room,
Library, Oak parlour,
Billiard room,
Sanctuary (formerly the chapel),
Monk's room,
26 principal and secondary bed and
dressing rooms,
Day and night nurseries,
Five bathrooms,
Usual and complete offices.

MODERN DRAINAGE.
ELECTRIC LIGHT.

EXCELLENT WATER SUPPLY

Entrance lodge.

Garages and stabling with men's
quarters.

THE PLEASURE GROUNDS

are an attractive feature of the property and are well timbered with fine cedars, oak, beech, and elm trees. The planning includes stone-flagged terraces,
ornamental lake with boathouse, Dutch garden, wilderness garden, hard and grass tennis courts. Walled kitchen garden with full complement of glass.

NINE-HOLE GOLF COURSE in the park, with club house.

TROUT FISHING in river which flows through the Estate.

DAIRY FARM, TWO MILLS AND A NUMBER OF COTTAGES.

Photographs may be seen at the Offices of the Sole Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (4058)

SHROPSHIRE

ONE OF THE MOST BEAUTIFUL PROPERTIES IN THE MIDLANDS.

THE FREEHOLD RESIDENTIAL AND SPORTING ESTATE, KNOWN AS
ADCOTE, SHREWSBURY

Two miles from Baschurch Station (G.W.R.) Seven miles from Shrewsbury.

THE MANSION was built in 1879 of local stone in the TUDOR STYLE from the DIPLOMA DESIGN of the late
MR. NORMAN SHAW, and stands 300ft. above sea level with South and West aspects. It has extensive views and is
approached by two carriage drives. It is conveniently planned and extensively panelled in oak.
The accommodation includes the great hall, five reception rooms, 19 principal bed and dressing rooms, three bathrooms,
and ample accommodation for servants. Stabling and garage.



THE EAST FRONT.

ELECTRIC LIGHT.
CENTRAL HEATING.

THE GARDENS AND
GROUNDS are a special
feature of the Property.

The land is well cultivated
and in good heart, about
half being arable and half
pasture.

There are SEVEN
CAPITAL FARMS,
TWO MILLS, and a
number of small holdings
and about 40 cottages;
in all about

1,908 ACRES.

The whole in good order.

FIRST-RATE
HUNTING, SHOOTING
and FISHING.

The coverts are well
placed.

Fishing can be enjoyed in
the River Perry, which
bounds the Estate for
two-and-a-half miles.



EAST SIDE OF THE HALL.

TO BE OFFERED FOR SALE BY AUCTION AS A WHOLE OR IN LOTS, AT THE MUSIC HALL, SHREWSBURY, ON WEDNESDAY, OCTOBER 6th, 1926,
AT 2 P.M. EXCEPTING SUCH HOLDINGS AS MAY BE PREVIOUSLY SOLD TO TENANTS.

Solicitors, Messrs. MINCHIN, GARRETT & CO., 4, Stone Buildings, Lincoln's Inn, W.C. 2; Land Agents, Messrs. HALL & STEVENSON, College Hill, Shrewsbury
Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE. 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

Telephones:

314 } Mayfair (3 lines).
3066 }
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

Telephone Nos.
Reading 1841 (2 lines).
Regent 233
3377

NICHOLAS

Telegraphic Addresses.
"Nicholas, Reading."
"Nicholson, Piccy, London."

1. STATION ROAD, READING: 4. ALBANY COURT YARD, PICCADILLY, W.1

MOST BEAUTIFUL ESTATE ON CHILTERN HILLS

A SUN TRAP. VIEWS FAR AS EYE CAN REACH.

TUDOR REPLICA UPON WHICH A FORTUNE HAS BEEN LAVISHED.

OXFORD AND HENLEY (BETWEEN)

FAMILY RESIDENCE
OF OLD,
MELLOWED STONE
WITH
STONE SLAT ROOFS,
APPROACHED
THROUGH LONG
DRIVE,
ENTERED BY GATES
ON TO
LARGE COURTYARD.



ACCOMMODATION:
THREE RECEPTION
ROOMS,
ALSO
VERY LARGE OAK-
PANELLED CENTRAL
LIVING ROOM,
FIFTEEN OR SIX-
TEEN BEDROOMS
AND
FOUR BATHROOMS.

CENTRAL HEATING. ELECTRIC LIGHT. EXCELLENT REPAIR. WONDERFUL PLEASURE GROUNDS AT NOMINAL UPKEEP.
STABLING. GARAGES. SIX COTTAGES. FARM RESIDENCE AND FARMBUILDINGS.

Price and full particulars of this unique Estate of the Sole Agents, Messrs. NICHOLAS, 1, Station Road, Reading, who have inspected.

Telephone
Grosvenor 2020.

WINKWORTH & CO.

LAND AGENTS AND AUCTIONEERS, 48, CURZON STREET, MAYFAIR, LONDON, W. 1



SURREY (within a short drive of Redhill and Reigate).
—An early Georgian HOUSE of three reception rooms, eleven bed and dressing rooms, two bathrooms, and excellent offices; electric light, water laid on; cottage with five or six rooms and bathroom, garage, stabling; attractive grounds, including a tennis lawn, walled kitchen garden, orchard and parklike grassland; in all FOURTEEN ACRES. For SALE, Freehold.

PRICE £6,500.

WINKWORTH & Co., 48, Curzon Street, Mayfair, London, W. 1.

BERKS.

ESTATE OF OVER 500 ACRES FOR SALE, FREEHOLD.

GEORGIAN MANSION, of moderate size, on high ground, almost in centre of Estate, which consists of park, home farm, another good farm, and woodlands.

THE HOUSE has had many thousands spent on it in recent years, and is in perfect order, and FITTED WITH MODERN CONVENIENCES.

TWENTY-ONE BEDROOMS,
SIX BATHROOMS,
LARGE HALL,
FIVE RECEPTION ROOMS.

Garage, stabling, lodges, cottages, farmbuildings, and ALL THE APPURTENANCES OF A HIGH-CLASS PLACE.

EASY ACCESS OF LONDON.

Sole Agents, WINKWORTH & Co., 48, Curzon Street, Mayfair, W. 1.



WEYBRIDGE.

INTERESTING OLD HOUSE, with historical associations, standing in finely timbered and secluded grounds. Ten to twelve bedrooms, two bathrooms, three reception rooms, and billiard room.

ELECTRIC LIGHT, COMPANY'S WATER, MAIN DRAINAGE, TELEPHONE.

Stabling, garage; tennis and croquet lawns, paddock; in all about five-and-a-half acres.

FOR SALE AT A MODERATE PRICE.

WINKWORTH & Co., 48, Curzon Street, Mayfair, W. 1.

BERKS.

NEAR SUNNINGDALE AND ASCOT



FOR SALE, FREEHOLD,
A NOBLE MANSION,

containing spacious hall, six reception and billiard rooms, about 30 bed and dressing rooms, including nurseries and servants' rooms, six bathrooms and complete offices.

Long drives with five lodges, standing high and dry in

BEAUTIFUL OLD-WORLD GROUNDS AND WELL-TIMBERED DEER PARK.

115 OR 214 ACRES.

The Property has all the appurtenances of a high-class residential Estate, including stabling, garage, farmbuildings, kitchen garden, range of glasshouses; and in the park is a

LAKE SEVEN ACRES in extent. The Mansion is lighted by electricity and water is laid on.



Full particulars and order to view apply to the Agents, Messrs. WINKWORTH & Co., 48, Curzon Street, Mayfair, W. 1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

SEVENOAKS

Adjoining Sevenoaks and within 20 miles of London.



THE HISTORIC KENTISH ESTATE,
known as

THE WILDERNESSE, SEAL.

Situate on the main Maidstone Road, Godden Green, and including

THE STONE-BUILT MANSION, for many years the seat of Lord Hillingdon beautifully placed 350ft. above sea level, in a grandly timbered park.

Suite of six reception rooms, 40 principal bed and dressing rooms, thirteen bathrooms, complete staff quarters.

ELECTRIC LIGHT.

MAIN WATER AND GAS

OLD-WORLD GARDENS.

THE WELL-KNOWN 18-HOLE GOLF COURSE is a delightful amenity, formed through the valleys and well protected by magnificent clumps of beech woods; the whole extends to about

216 ACRES.

To be offered for SALE by AUCTION, in conjunction with Messrs. THURGOOD, MARTIN & EVE, in September (unless previously Sold Privately).

Solicitor, Mr. J. A. SIMPSON, Parade Chambers, South Parade, Nottingham.

Auctioneers, Messrs. THURGOOD, MARTIN & EVE, 27, Chancery Lane, W.C. 2.

Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1, and Ashford, Kent.

LEWESTON MANOR, DORSET

SHERBORNE (MAIN LINE) THREE MILES

1,087 ACRES

449 OR 291 ACRES, FREEHOLD, AS DESIRED.

MAINLY PASTURE, CONSIDERABLE WOODLAND AND BEAUTIFUL TIMBERED PARK.

Except a few acres right outside, the Estate comprises the ENTIRE PARISH OF LEWESTON, of which the owner is Lay Rector, with a most attractive private chapel (about A.D. 1600, old oak, etc.) near to the House.

Owner is also LORD OF THE MANORS OF LEWESTON AND OF LONG BURTON.

THE ATTRACTIVE GEORGIAN HOUSE.

due south, about 350ft. above sea level, contains three handsome reception rooms (*en suite*), two or three others, billiard room, about eighteen or 20 principal bed and dressing and five bathrooms, excellent servants' accommodation, and offices.

Most efficient central heating, entirely modern drainage (certified annually), an automatic supply of spring water.



EXCELLENT GARAGES.
STABLES.

KITCHEN GARDENS.

HOME FARM AND AMPLE
COTTAGES.

CHARMING FLOWER
AND TREE GARDENS.

with magnificent views over three counties and easily maintained.
HUNTING practically every day (the Blackmore Vale were hunted from Leweston for some 20 years).

GOOD SHOOTING. Might be largely increased.

POLO AND GOLF NEAR.



A charming and most interesting Property belonging to three different families only in some 1,000 years.

THE RESIDENCE IS FULLY FURNISHED AND, IF DESIRED, NEARLY ALL THE CONTENTS COULD BE TAKEN AT VALUATION. AND EARLY POSSESSION GIVEN.

FOR SALE BY PRIVATE TREATY.

(1) THE WHOLE ESTATE, comprising 1,087 ACRES. (2) THE LARGER RESIDENTIAL SECTION, 449 ACRES. (3) THE SMALLER RESIDENTIAL SECTION, 291 ACRES.

Agents, Messrs. EDENS, Sherborne; and Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

BETWEEN LONDON AND BRIGHTON

Three-and-a-half miles from Ardingly Station, and seven from Three Bridges.

THE FREEHOLD RESIDENTIAL ESTATE OF

STONEHURST, NEAR ARDINGLY,

extending to about

240 ACRES.

The well-fitted modern Residence contains oak-panelled lounge hall, 20ft. by 20ft., four reception rooms, billiard room, winter garden, twelve principal bed and dressing rooms, four bathrooms, and complete offices.

Excellent water supply. Modern drainage. Electric light from private plant. Central heating.

Stabling for four horses, two garages, pit, carpenter's shop and other out-premises.

THE PLEASURE GROUNDS are a feature of the Property, and include a series of lakes connected by miniature waterfalls. Two entrance lodges and nine other cottages.

HOME FARM OF ABOUT 100 ACRES.

WOODLANDS containing splendid oak and beech, and plantations stocked 25 years ago with 100,000 Japanese larch, Douglas fir, and other trees.

GOOD SHOOTING. TROUT FISHING IN LAKES.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
{ 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., xiv., xv. and xxiv.)

Telephones:

314 } Mayfair (8 lines).
3088 }
146 Central, Edinburgh.
2716 " Glasgow.
17 Ashford.

Telephone: Regent 7500
Telegrams:
"Selanist, Plooy, London."

HAMPTON & SONS

(For continuation of advertisements see page viii.)

Branches: { Wimbledon
Phone 80
Hampstead
Phone 2727

NEAR TUNBRIDGE WELLS

ALMOST ADJOINING FRANT STATION.

NOTICE OF SALE OF THE EXTREMELY VALUABLE PORTIONS OF THE

ELY PLACE ESTATE, FRANT,

AFFORDING SOME OF THE FINEST BUILDING SITES IN THE WHOLE OF THE COUNTY. Lying on both sides of the road from Frant Village to the railway station, and occupying a GLORIOUS POSITION ON THE HILLS.

500FT. ABOVE SEA LEVEL.

COMMANDING MAGNIFICENT VIEWS TO THE SOUTH.

WATER AND ELECTRIC LIGHT AVAILABLE.

Motor 'bus services.

Sandy soil.

Close to six golf courses.

THE WHOLE FORMING ONE OF THE CHOICEST ESTATES FOR DEVELOPMENT ON HIGH-CLASS LINES IN THE HOME COUNTIES AND PROVIDING

ROAD FRONTAGES OF NEARLY 9,000 FT.

To be offered by AUCTION, on Saturday, September 25th, at 2 o'clock precisely, at the Swan Hotel, Tunbridge Wells, in numerous Lots, the PLOTS VARYING IN SIZE TO SUIT ALMOST ANY PURCHASER.

Vendors' Solicitors, Messrs. SEATON TAYLOR & Co., 5, Gray's Inn Square, W.C. Full particulars to be obtained from the Estate Office, Ely Place, Frant, and from the Auctioneers.
HAMPTON & SONS, 20, St. James' Square, S.W.

HEREFORDSHIRE

Four hours from London by main line.

FOR SALE,

CHARMING RESIDENTIAL PROPERTY
OF 350 ACRES.

Stretch of over one mile of trout fishing.

THE HOUSE is in first-rate order and lately fitted with every convenience; lounge hall with dance floor, four reception rooms, eighteen bed and dressing rooms, five bathrooms, complete offices.

ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE.
FITTED LAVATORY BASINS IN BEDROOMS.
STABLING. GARAGE FOR THREE. SIX COTTAGES.

HOME FARM.

Delightful gardens. Well-timbered park.

THE PROPERTY LIES IN ONE OF THE MOST
BEAUTIFUL POSITIONS IN THE COUNTY.

Full particulars from

HAMPTON & SONS, 20, St. James' Square, S.W. 1.



BY ORDER OF TRUSTEES.

50 MINUTES SOUTH

with excellent service; 470ft. above sea, on sandy soil, in most popular residential district, with unrivalled social and sporting advantages.

FOR SALE, a fine stone-built HOUSE recently the subject of a large outlay, and in flawless order. The well-arranged accommodation affords four reception rooms, three bathrooms, eleven bed and dressing rooms, servants' hall, etc.

Central heating in every room, and all Company's services.

Two carriage drives, one with lodge; stabling, garage and cottage.

BEAUTIFULLY-TIMBERED AND MATURED GROUNDS OF
THREE ACRES.

Price and full particulars from inspection by the Trustees' Agents,

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (K 33,794A.)

BERKS

ALMOST ADJOINING HUNDREDS OF ACRES OF BEAUTIFUL COMMON
LANDS.

PRICE FOR QUICK SALE, £4,350.

MIGHT BE LET, FURNISHED.

THIS COMFORTABLE OLD-FASHIONED RESIDENCE has many distinct attractions and features; three reception, billiard or dance room, nine bed and dressing rooms, two bathrooms, compact offices.

ELECTRIC LIGHT. TELEPHONE. CENTRAL HEATING.
GARAGES. STABLING. COTTAGES.

CHARMING OLD-WORLD PLEASURE GROUNDS.

Kitchen garden, paddock; in all over

TWO-AND-THREE-QUARTER ACRES.

Recommended from personal knowledge by

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 26,914.)



Offices: 20, ST. JAMES'S SQUARE, S.W.1

Telephone Nos.
Regent 4304 and 4305.

OSBORN & MERCER

Telegraphic Address:
"Overbid-Piccy, London."

"ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W.1

BY DIRECTION OF GEN. SIR HUBERT GOUGH, G.C.M.G., K.C.B., K.C.V.O.

MAGNIFICENT SITUATION ON THE SURREY HILLS

IN REAL COUNTRY YET ONLY ABOUT 30 MILES FROM TOWN.

BURROWS LEA, GOMSHALL.

BETWEEN GUILDFORD AND DORKING.

400ft. up on sandstone subsoil, facing south and commanding delightful views towards Hindhead and Leith Hill, etc.

AN EXCEPTIONALLY WELL-APPOINTED HOUSE.

IN PERFECT ORDER, containing hall, four reception rooms, ballroom or studio, sixteen bed and dressing rooms, three bathrooms, etc.

Electric light. Central heating. Company's water. Telephone.
Long carriage drive with lodge.

Garage for four. Ample stabling. Two cottages and useful farmery.

CHARMING AND WELL-TIMBERED GROUNDS

with wide-spreading lawns, two tennis lawns, prolific kitchen garden, woodland and parklike pasture; in all about

100 ACRES.

For SALE by AUCTION, by Messrs. OSBORN & MERCER, at the London Auction Mart on September 28th (unless Sold Privately). Solicitors, Messrs. F. C. MATHEWS & Co., 110, Cannon Street, E.C. 4.



DEVON AND SOMERSET BORDERS.

Borders of Exmoor, with wonderful panoramic views.

GEORGIAN TYPE HOUSE.

Three reception, eleven bedrooms, two bathrooms.

ELECTRIC LIGHT. CENTRAL HEATING.

Good stabling. Farmhouse. Cottage.

BEAUTIFUL GROUNDS,

kitchen garden, park and farmlands of

90 ACRES.

Agents, Messrs. OSBORN & MERCER. (14,820.)

BETWEEN NEWBURY AND READING.

350ft. up. Gravel soil. South aspect.

PICTURESQUE MODERN HOUSE.

Lounge hall, three reception, eleven bedrooms.

ELECTRIC LIGHT. TELEPHONE.

Long drive with lodge. Two cottages.

Excellent stabling and range of modern buildings. Beautifully timbered grounds, pasture, woodland, etc.

100 ACRES.

Agents, Messrs. OSBORN & MERCER. (14,823.)

SOMERSET.

Hunting with the Blackmore Vale.

TUDOR-STYLE RESIDENCE,

on rising ground with south aspect and good views.

Four reception, thirteen bedrooms, two bathrooms.

Lodge. Three cottages. Farmery.

WELL-TIMBERED GROUNDS,

and really good pastureland of over

80 ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (14,834.)

THE ISLAND OF GIGHA

OFF THE WEST COAST OF SCOTLAND.



THE FINE MODERN MANSION.

SPORTING
DOMAIN OF
3,500 ACRES

FOR SALE
(Furnished).

Renowned for the varied
sport it enjoys and its
unsurpassed

YACHT ANCHORAGE.
CAPITAL TROUT
FISHING.

SEVERAL GOOD FARMS, NUMEROUS COTTAGE HOLDINGS. Income, excluding House and sporting, about

£1,500 PER ANNUM.

Agents, Messrs. OSBORN & MERCER, as above.

WEST SUSSEX

BEAUTIFULLY PLACED ON RISING GROUND ON SANDY SOIL, WITH VIEWS TO CHANCTONBURY RING.

CHARMING OLD
HOUSE.

restored, modernised and in
perfect order.

Three reception rooms,
Seven bedrooms,
Two bathrooms.

STABLING.

SPLENDID FARMERY.

COTTAGE.

Rich pasture and thirteen
acres of valuable orchard-
ing. For SALE with either



24 OR 53 ACRES.

Strongly recommended by the SOLE AGENTS, Messrs. OSBORN & MERCER.

GLOS.

350ft. above sea level. Two hours from Town.

FINE GEORGIAN HOUSE,

with lounge hall, three reception, billiard, eight bedrooms,
two bathrooms.

Electric light. Modern drainage. Stabling, etc.

FULLY MATURED GARDENS OF ONE-AND-A-HALF
ACRES.

PRICE, FREEHOLD, £2,300.

Agents, Messrs. OSBORN & MERCER, as above. (M 1169.)

FAVOURITE HENLEY DISTRICT.

200ft. up with south-east aspect.

CHARMING RESIDENCE.

Three reception, nine bedrooms, bathroom.

Petrol gas. Company's water. Telephone.

BEAUTIFUL GARDENS AND GROUNDS.

£3,500 WITH 2½ ACRES.

Agents, Messrs. OSBORN & MERCER, as above. (M 1266.)

SUSSEX.

In a favourite part and close to station.

OLD-FASHIONED RESIDENCE,

recently thoroughly restored and brought up to date. Hall,
three reception, five bedrooms, bathroom.

Company's gas and water. Main drainage

CHARMING GARDENS OF ABOUT AN ACRE.

Additional land if required.

Agents, Messrs. OSBORN & MERCER, as above. (M 1274.)

ASCOT, BERKS

About a mile from the station, whence London is reached by express trains in AN HOUR.
Windsor six miles distant.

Near to the famous Race Course and Ascot Heath Golf Course.



BEAUTIFUL GARDENS AND GROUNDS, with wide-spreading lawns, hard and grass
tennis courts; rich pasture and woodland, etc.; in all about

38 ACRES.

SOLE AGENTS, Messrs. CHANCELLOR & SONS, High Street, Ascot, and Messrs.
OSBORN & MERCER, as above.

"BLYTHEWOOD,"

a charming RESIDENCE,
containing

Halls,

Three reception,

Billiard room,

Fourteen bed and dress-
ing rooms.

Nursery,

Three bathrooms, etc.

Light subsoil. South aspect.

ELECTRIC LIGHT.

CENTRAL HEATING.

COMPANY'S WATER.

TELEPHONE.

Garage for four cars.

Two cottages. Farmery.

DERBY AND STAFFS BORDERS

IN THE BEAUTIFUL MANIFOLD VALLEY, WITHIN TWELVE MILES OF
BUXTON, ASHBOURNE AND LEEK.

"GAUNTS WOOD," SWAINSLY.

TO BE SOLD.

This well-appointed de-
lightfully situated

RESIDENCE

with the Estate of about

750 ACRES

Fine billiard and recep-
tion rooms, fifteen bed and
dressing rooms, four bath-
rooms, etc.

ELECTRIC LIGHT.

CENTRAL HEATING.

PLENTIFUL WATER
SUPPLY.

THREE MILES FIRST-CLASS TROUT AND GRAYLING FISHING.
GOOD ROUGH SHOOTING.

There is a good SQUASH RACKET COURT and ample GARAGE ACCOMMODATION

If desired the House would be Sold with a smaller area.

Further particulars and plans of Messrs. OSBORN & MERCER.



OSBORN & MERCER, "ALBEMARLE HOUSE," 28b, ALBEMARLE STREET, PICCADILLY, W.1

Telephone: Regent 7500.
Telegrams:
"Solantet, Picoy, London."

HAMPTON & SONS

(For continuation of advertisements see page vi.)

Branches: **Wimbledon**
Phone 80
Hampstead
Phone 2727



LOVELY NORTH WALES

Within five miles of Rhyl; commanding extensive panorama of the coast; easy reach of Manchester and Liverpool.

A FINE MODERN HOUSE, well placed amidst delightful scenery, and possessed of every modern requisite including electric light. The well-planned accommodation affords **THREE RECEPTION ROOMS, LOUNGE HALL, FIVE PRINCIPAL BEDROOMS**, two with bathrooms attached, third bathroom and six secondary bedrooms, nursery.

WELL-ESTABLISHED PRODUCTIVE GARDENS,

in all about
TEN ACRES.

GARAGE. STABLING. TWO COTTAGES.

Price and full particulars of
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (W 30,034.)



BRACING NORFOLK COAST

In a spot absolutely unknown to the tripper; maximum amount of sunshine, small rainfall, healthy climate, fine stretch of sands.

"THE ROOKERY," MUNDESELEY-ON-SEA.

OLD-FASHIONED FREEHOLD COUNTRY AND MARINE RESIDENCE, ten minutes from golf club house, station and sea front; drive approach; containing conservatory, entrance hall, three reception rooms, garden or tea room, two staircases, seven principal and three secondary bedrooms, two baths, offices with servants' hall; useful outbuildings, site for garage, greenhouse. **WELL-ESTABLISHED GROUNDS**; walled kitchen gardens, orchard and meadowland; in all about

THREE-AND-THREE-QUARTER ACRES.

Companies' gas and water, independent hot water, electric light available shortly. **VACANT POSSESSION.**

To be **SOLD by AUCTION**, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, September 21st, at 2.30 p.m. (unless previously Sold).
Solicitors, Messrs. **BRIDGES, SAWTELL & Co.**, 23 Red Lion Square, W.C. 1.
—Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



IDEALLY PLACED BETWEEN GUILDFORD & HASLEMERE

Distant views to the South.

SPLENDID MODERN HOUSE OF DISTINGUISHED CHARACTER by eminent architect. It contains three or four reception, nine or ten bed and dressing rooms, bathroom, etc.; Company's electric light, gas, and water, telephone, main drainage.

MATURED GROUNDS OF ABOUT ONE-AND-A-HALF ACRES.

With fine terraced rock garden, tennis lawn, kitchen garden, belt of choice timber, the whole maintainable by one man.

FOR SALE.

AT A VERY MODERATE PRICE.

Owner having just acquired a Town House.

Recommended from personal knowledge by
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (S 34,672.)

By order of the Trustees.

RICHMOND, SURREY

Easy reach of bridge, river, promenade, famous terrace, park, shops, station, places of amusement.

"CHERITON," 74, KINGS ROAD

Attractive Leasehold **RESIDENCE** containing entrance hall, two or three reception rooms, eight bedrooms, bathroom, usual offices; Co.'s electric light, gas, water, main drainage; good garden at front and rear.

VACANT POSSESSION.

To be **SOLD by AUCTION**, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, October 5th, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. **HEDLEY, NORRIS & Co.**, 45, Lincoln's Inn Fields, W.C. 2.—Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.

GENTLEMAN'S RESIDENCE AND 60 ACRES.

BERKSHIRE

In a beautiful residential district about one hour from Town; near principal golf links; hunting with three packs.

FOR SALE.

DELIGHTFUL FREEHOLD MODERN RESIDENCE, erected about sixteen years, on site of old house, well placed in park-like lands of about

60 ACRES.

Hall, three reception, fine billiard room, eight bedrooms, bath, complete offices, arranged on two floors only; electric light, telephone, Company's water, constant hot water supply; stabling, garage, farmery, and two good cottages; tennis and other lawns, kitchen garden, orchard, and meadowland.

PRICE £6,500.

Inspected and recommended by
HAMPTON & SONS, 20, St. James' Square, S.W. 1. (B 21,385.)



PRACTICALLY SURROUNDED BY THE NEW FOREST

About a mile from the station, close to golf, fishing, shooting and yachting; hunting with fox and stag hounds.

THE EXCEEDINGLY CHOICE AND PICTURESQUE SMALL FREEHOLD RESIDENCE.

"LATCHMOOR," Brockenhurst, Hants, in beautiful position, commanding magnificent views, approached by drive with gate-house entrance, and containing lounge hall, two large reception rooms, loggia, five bedrooms, bathroom and complete domestic offices, artistic fittings, central heating, petrol gas, Company's water; very fine hunting stables; quaint gatehouse lodge, garage for three or four cars, farmery grounds, tennis lawn and paddock; in all about

THREE-AND-A-QUARTER ACRES.

With vacant possession.

HAMPTON & SONS will **SELL** the above by **AUCTION**, at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, October 5th, 1926, at 2.30 p.m. (unless previously Sold).—Solicitors, Messrs. **BARTLETT & LARGE**, 61, Chancery Lane, W.C. 2. Particulars from the Auctioneers,
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



HENLEY-ON-THAMES, OXON

ABOUT A MILE FROM STATION. GOLF WITHIN EASY REACH.

FREEHOLD RIVERSIDE RESIDENCE.

"NEW MILLS HOUSE," occupying a very pleasing position close to one of the most lovely reaches of the river. Accommodation, on two floors only, comprises: Entrance hall, three reception rooms, two staircases, eight bed and dressing rooms, bathroom, and compact offices; Co.'s gas and water, electric light, modern drainage; cottage, garage, boathouse; beautiful grounds, woodlands, etc.; in all about **ONE-AND-THREE-QUARTER ACRES,**

WITH VACANT POSSESSION.

To be **SOLD by AUCTION** (in conjunction with Messrs. **SIMMONS & SONS**), at the St. James' Estate Rooms, 20, St. James' Square, S.W. 1, on Tuesday, September 21st, 1926, at 2.30 p.m. (unless previously Sold).

Solicitors, Messrs. **LEONARD TUBBS & Co.**, Moorgate Station Chambers, London, E.C. 2.—Particulars from the Auctioneers Messrs. **SIMMONS & SONS**, Henley-on-Thames, and
HAMPTON & SONS, 20, St. James' Square, S.W. 1.



EXCEPTIONALLY FINE POSITION, ABOUT 300 FT. UP.

NEAR NORTHWOOD

FOR SALE, an unusually attractive and expensively-fitted **RESIDENCE**, occupying a glorious position on high ground, with delightful views, quite secluded; drive through woods with lodge; oak-panelled lounge hall and staircase, loggia, dining room with carved oak panelling, music or drawing room, library mahogany panelled (all large rooms), eight bedrooms, two bathrooms and offices.

Beautiful grounds with lawn, orchard, rose garden, etc., and about eight acres of woodland; total about **ELEVEN ACRES.** Garage, etc.

Electric light. Central heating. Company's water. Modern drainage.

Strongly recommended from personal knowledge,

HAMPTON & SONS, 20, St. James' Square, S.W. 1. (M 14,330.)

Offices: 20, ST. JAMES' SQUARE, S.W.1.

Telephone :
Mayfair 4846 (2 lines).
Telegrams :
"Giddys, Wesdo, London."

GIDDY & GIDDY

LONDON. WINCHESTER.

Telephone :
Winchester 394.



BY DIRECTION OF THE RT. HON. LORD VENTRY.
IN CENTRE OF THE GRAFTON HUNT.

"THE HOME FARM," WHITTLEBURY, NORTHAMPTONSHIRE

CLOSE TO VILLAGE AND CHURCH. THREE-AND-A-HALF MILES STATION.

RESIDENTIAL AND SPORTING FREEHOLD ESTATE, comprising a charming old farmhouse containing ten bedrooms, two bathrooms and four reception rooms.

EXCELLENT WATER SUPPLY. ELECTRIC LIGHT.

Of the 365 acres, 287 are pasture (some of it the best in the county), 44 arable and some woodland.

EXCELLENT FARMBUILDINGS. FOUR COTTAGES.

FOR SALE, PRIVATELY, AT A VERY LOW FIGURE, OR BY AUCTION, AT THE ANGEL HOTEL, NORTHAMPTON, ON WEDNESDAY, SEPTEMBER 29TH NEXT, AT 2.30 P.M.

Inspected and recommended by the Sole Agents, GIDDY & GIDDY, 39A, Maddox Street, W. 1, and Winchester.



GLOUCESTERSHIRE, NEAR CIRENCESTER

OPPORTUNITY TO MODERNIZE.

FINE OLD TUDOR RESIDENCE of about twelve rooms, with old oak panelling, exposed beams, etc., enjoying south-west aspect, some 600ft. above sea level, standing in the centre of

CAPITAL STOCK FARM OF 385 ACRES.

Consisting of about 260 acres of fine old well-watered park-like pastures, SPLENDID MODERN BUILDINGS, with standings for 50 cattle or more; also two good cottages.

PRICE FOR QUICK SALE, £7,500.

View at once. Permits from GIDDY & GIDDY, 39A, Maddox Street, W., and Winchester.



SUSSEX

Close to the Downs and three-quarters of a mile from the sea, easy reach of Worthing and Brighton; quiet rural situation.

THE OLD POSTING HOUSE, NORTH LANCING.—To be SOLD, this delightful old XVIII CENTURY HOUSE, FULL OF OLD OAK BEAMS AND WITH STONE ROOF, etc., containing three reception rooms, six bedrooms, bathroom, etc., in excellent order; gas, Company's water, independent hot water supply.

NICE GROUNDS OF THREE ACRES,

with small walled garden, kitchen garden and meadow; garage.

Particulars of GIDDY & GIDDY, 39A, Maddox Street, W. 1.

BY DIRECTION OF ENGINEER-COMMANDER W. A. BURY, D.S.O., R.N.

HIGH HAMPSHIRE

IN THE CENTRE OF AN EXCELLENT SHOOTING DISTRICT. SITUATE AMIDST BEAUTIFULLY WOODED COUNTRY. THE MINIATURE RESIDENTIAL AND SPORTING ESTATE, standing in a fine old park,

"ARMSWORTH HOUSE," NEAR ALRESFORD.

including a compact and picturesque
GEORGIAN STYLE
RESIDENCE

with accommodation on two floors only.

Lounge hall, four reception rooms, twelve bed and dressing rooms, three bathrooms, ample domestic offices including butler's bedroom, servants' hall, etc.

ELECTRIC LIGHT.
MODERN DRAINAGE.
INDEPENDENT HOT WATER.
TELEPHONE.

Garage, stabling; bungalow entrance lodge, two cottages; good softened water supply.

HUNTING WITH TWO PACKS.

SHOOTING.

GOLF AT ALRESFORD.



PLEASURE GARDENS AND GROUNDS include south terrace, formal gardens with lily pond, full-sized tennis court, productive kitchen garden, etc.; in all about 58 ACRES.

For SALE by Private Treaty or by AUCTION in London, on September 21st next.

Solicitors, Messrs. DEES & THOMPSON, 117, Pilgrim Street, Newcastle-on-Tyne. Auctioneers, GIDDY & GIDDY, Winchester, and 39A, Maddox Street, W. 1.



Telegrams :
"Warison Estates, London."

WARING & GILLOW, LTD.

164-182, OXFORD STREET, LONDON, W.1.

Telephone
Museum 5000.

HAYWARDS HEATH (five miles).



TO BE SOLD. Freehold, this attractive RESIDENCE, built 25 years ago; within six minutes of the station from which London is reached in 50 minutes; 350ft. above sea level, approached by drive; three reception rooms, seven or eight bedrooms, bathroom and usual offices; garage and stabling. The grounds extend to three-quarters of an acre and comprise tennis lawn, flower, fruit and kitchen gardens. Price only 2,900 guineas. (7316.)

ON A SPUR OF THE CHILTERN. WITHIN 35 MINUTES OF TOWN.

One mile of station.

TO BE SOLD. Freehold, perfectly equipped, well-built, modern RESIDENCE, occupying a magnificent situation with extensive views; all principal rooms have parquet floors.

BEAMED ENTRANCE HALL,
DINING ROOM,
DRAWING ROOM and
MORNING ROOM,
FIVE GOOD BEDROOMS,
TWO BATHROOMS,
TILED DOMESTIC OFFICES.

GARAGE WITH SEPARATE ENTRANCE.

THE GROUNDS

are well laid-out and comprise tennis lawn, rose, fruit, flower and kitchen gardens; in all

ONE-AND-A-QUARTER ACRES.

MODERATE PRICE.

(7314.)

SUSSEX COAST.



OLD-WORLD SUSSEX FLINT THATCH AND TILE RESIDENCE, one mile from the station; three reception rooms, billiard room, eleven bedrooms, two bathrooms, usual offices; large garage, bungalow with two bedrooms; nice garden of one acre with tennis lawn, flower garden, etc.; central heating, gas and electric light, Co.'s water. Price, Freehold, £4,000, including bungalow. (6422.)

LAND AND
ESTATE AGENTS,

Telephone 21

ESTABLISHED 1812.

GUDGEON & SONS

WINCHESTER

AUCTIONEERS
AND VALUERS.

Telegrams: "Gudgeons."

£3,500

HAMPSHIRE.

GOLF LINKS ONE-AND-A-HALF MILES.
Town with main line station two-and-a-half miles.

WELL-APPOINTED

FREEHOLD COUNTRY RESIDENCE
in a favourite district. The Residence contains

LARGE LOUNGE HALL,
THREE RECEPTION ROOMS,
NINE BED AND DRESSING ROOMS,
BATHROOM,
COMPLETE DOMESTIC OFFICES.
COMPANY'S WATER AND GAS.

STABLING AND GARAGE WITH MAN'S ROOMS OVER.

THE GROUNDS are well timbered, tennis lawn, kitchen garden and small paddock.

TOTAL AREA ABOUT THREE ACRES.

Apply GUDGEON & SONS, Estate Agents, Winchester.

£2,250

ON THE HILLS NEAR WINCHESTER. Bracing position, magnificent views, extending to the Isle of Wight. Golf links near. Church, post office and railway station half-a-mile.—A gentleman's RESIDENCE, containing few but large rooms; entrance hall, two large reception rooms, five bed and dressing rooms, usual domestic offices; two staircases; independent boiler; Company's water; gardens of nearly an acre.

Apply GUDGEON & SONS, Estate Agents, Winchester.

UNIQUE OPPORTUNITY

TO BE LET, FURNISHED, for six months or longer, at a tempting rent, A CHARMING AND COMFORTABLE OLD MANOR HOUSE, with electric light, central heating and all modern conveniences; three reception rooms, seven bedrooms, bathroom, usual domestic offices. The House is newly decorated throughout. The situation is very beautiful in parklike surroundings. Within five minutes' walk of a village and a short motor drive of Petersfield, Hants. Good hunting and shooting district. Apply GUDGEON & SONS, Estate Agents, Winchester.

£2,500

HAMPSHIRE (NORTH).

GOOD RESIDENTIAL AND SPORTING DISTRICT.

AN

OLD-FASHIONED COUNTRY PROPERTY.

standing in a quiet village near the Test. The Residence is well built and the accommodation comprises:

HALL, THREE RECEPTION ROOMS, FIVE BED-ROOMS, BATHROOM with modern fittings, TWO STAIRCASES, LARGE KITCHEN, PANTRY, SCULLERY, ETC. Underground cellarage.

SECLUDED OLD-WORLD GARDEN,
with tennis court, etc., large kitchen garden.

STABLE AND GARAGE.

TOTAL AREA ABOUT ONE ACRE.

Apply GUDGEON & SONS, Estate Agents, Winchester.

Telegrams: "Teamwork, Piccy, London."
Telephone: Mayfair 2300
" 2301
Grosvenor 1838

NORFOLK & PRIOR

20, BERKELEY STREET, PICCADILLY, LONDON, W.1.

Auctioneers and Surveyors,
Valuers,
Land and Estate Agents.

WILTSHIRE

BETWEEN CHIPPENHAM AND MALMESBURY,
AND CLOSE TO UNSPOILED VILLAGE; TWO
MILES FROM STATION.



STONE-BUILT RESIDENCE OF OLD-WORLD CHARACTER.

containing hall, three reception rooms (one 30ft. by 18ft.), six bedrooms, bathroom, good offices, including servants' hall; gas, telephone, independent hot water; stabling of ten loose boxes, harness and groom's rooms, delightful thatched cottage; picturesque matured gardens with tennis court and paddock; in all about

FIVE ACRES. £2,900, FREEHOLD.

Inspected and strongly recommended by the Agents, NORFOLK & PRIOR, 20, Berkeley Street, W.1.

SHIRLEY HILLS

ADJOINING GOLF COURSE; 30 MINUTES FROM
LONDON; GRAVEL SOIL, SOUTH ASPECT.



MODERN LABOUR-SAVING HOUSE OF CHARACTER containing lounge hall, three reception rooms, complete domestic offices, including maid's sitting room, five bedrooms, bathroom; all main services; wooded grounds of nearly

ONE ACRE. £3,300, FREEHOLD.

Inspected and strongly recommended by the Agents, NORFOLK & PRIOR, 20, Berkeley Street, W.1.

NORFOLK COAST

Close to a picturesque village and four miles from main line station.



A COMFORTABLE OLD-FASHIONED RESIDENCE.

containing three reception rooms, large staircase hall, six bedrooms, bathroom, complete domestic offices; ELECTRIC LIGHT, MODERN SANITATION, GOOD WATER, GARAGE, COTTAGE AND LARGE BARN; delightful gardens and grounds, with tennis and other lawns, good kitchen garden, orchard and paddocks; in all about

THREE ACRES. £1,950, FREEHOLD.

Inspected and strongly recommended by the Agents, NORFOLK & PRIOR, 20, Berkeley Street, W.1.

MESSRS. PERKS & LANNING

LAND AND ESTATE AGENTS,

37, Clarges Street, Piccadilly, W.1, and 32, High Street, Watford.

'Phone:
Grosvenor 3326.
Established 1886.

'Phone:
Watford
687 and 688.



FOURTEEN MILES FROM TOWN.—For SALE, this charming RESIDENCE in beautiful open situation. ADJOINING GOLF COURSE; nine bed, two bath, three reception and billiard room; stabling garage and man's rooms; central heating; tennis lawn, flower and kitchen gardens; about TWO ACRES. Immediate possession.

GOOD TROUT FISHING.

HERTS (easy motor run of Bishop's Stortford).—For SALE, an attractive country RESIDENCE, finely situated in miniature park, high; south aspect, splendid views; eight bed, bath, three large reception rooms; well laid-out grounds; good buildings; 460 acres excellent partridge shooting. Second Residence and buildings. PRICE only £9,000 (or would be divided).—Strongly recommended by Sole Agents, PERKS & LANNING, 32, High Street, Watford.

HERTS (between Knobworth and Hitchin).—Exceptionally charming old-world HOUSE, dating back many centuries; amidst beautiful surroundings; eight bed, bath, three reception rooms; ample stabling; farmery, etc.; pretty grounds and land from 20 to 200 ACRES. Sole Agents.

500FT. ABOVE SEA LEVEL, occupying the finest position within 25 miles of London. Wonderful golfing centre. Beautiful HOUSE in 28 acres; twelve bed, four bath, five reception; garages, stabling; electric light, central heating. A wonderfully arranged House in glorious grounds. To be SOLD. (7673)

ONE OF THE MOST BEAUTIFUL HOMES IN ENGLAND.

only 54 miles from London, and is placed solely in Messrs. PERKS & LANNING's hands for disposal privately.

THE HOUSE IS OF MODERATE SIZE, AND IS OF DISTINCT HISTORIC INTEREST

It has been the subject of many special articles in various papers, and is replete with every modern convenience. The whole property, including its beautiful old grounds and park, will be SOLD at a figure of £50,000.

AN IDEAL HUNTING BOX (centre Warwickshire Hunt).—To be LET, Furnished: old-world House, modernised; eight bed, bath, three reception; electric light, constant hot water; stabling, garage. Low rent.

GLOUCESTERSHIRE.—£4,500 only for delightful old Jacobean HOUSE in excellent hunting centre; thirteen bed, three bath, five reception; electric light, Company's water; 20 acres. Lodge, stabling, etc. Unique bargain. (7622.)

THE BUNGALOW, SWEETHAW'S WOOD, CROWBOROUGH, SUSSEX.

About two-and-a-half miles from Crowborough and Jarvis Brook Station and adjoining the famous golf links.



PICTURESQUE BUNGALOW, with Canadian-thatched roof, containing on upper floor spacious salon or living room about 28ft. by 13ft., raftered ceiling; four bedrooms, and outside fine roomy verandah, bath (h. and c.); inside sanitation. Below is a good kitchen and maid's bedroom.

Full-size tennis lawn, woodland walks, kitchen garden; pretty stream nearly half-a-mile in length and small lake.

GARAGE. COWSHED, ETC.

The land extends to about

33 ACRES.

and is chiefly woodland with well-grown oaks and firs.

£2,500, FREEHOLD.

Full particulars and appointment to view "A 7274." c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C.2.

CUMBERLAND.—Charming Freehold COUNTRY RESIDENCE known as "Englethwaite Hall," containing entrance hall, reception rooms, eight principal and secondary bedrooms, two dressing rooms, bathrooms, library, billiard room and usual offices; electric light; situated approximately 450ft. above sea level, six-and-a-half miles from Carlisle and within five minutes' walk of Cotehill Station (on the main line L.M. & S. Ry.), about half-a-mile from the River Eden and within easy reach of the Lake District, together with a smaller Residence situated in the grounds and known as "Felgarth"; two cottages; ball or recreation room and laundry, conservatory; large and productive kitchen garden; garage; 32 acres of pleasure grounds, plantations, pasture and arable lands. To be SOLD by Private Treaty.—Further particulars and orders to view may be obtained from C. COURTENAY HODGSON, Clerk of the Cumberland County Council.

WILTSHIRE.—For SALE with possession, a charming COUNTRY COTTAGE with pretty garden, close to main line station, and containing three bedrooms, three reception rooms; garage, etc.—Apply T. H. S. FERRIS, Auctioneer, Devizes.

Telephone :
Grosvenor 1400 (2 lines).

CURTIS & HENSON

LONDON.

Telegrams :
"Submit, London."

ASHDOWN FOREST

ONLY ONE HOUR'S RAIL FROM LONDON BY AN EXCELLENT SERVICE OF EXPRESS TRAINS.

RESIDENTIAL AND SPORTING ESTATE OF
480 ACRES.

WITH A VERY FINE STONE-BUILT RESIDENCE IN THE TUDOR STYLE. OCCUPYING A MAGNIFICENT POSITION on an eminence with a beautiful southern exposure, enjoying panoramic views extending for many miles. The approach is by TWO LONG DRIVES WITH LODGE AT EACH ENTRANCE.

The accommodation includes five reception, nineteen bed and three bathrooms, etc. CO.'S ELECTRIC LIGHT. CENTRAL HEATING. TELEPHONE. MODERN DRAINAGE. AMPLE WATER SUPPLY.

DELIGHTFUL GROUNDS

which are a great feature, rock and water gardens, lawns for tennis and croquet, wild garden, walled-in kitchen garden; garage, stabling, etc., all in perfect order.

SEVERAL COTTAGES.

TWO GOOD FARMS.

GRANDLY-TIMBERED PARK AND WOODLANDS.

For SALE.—Plans and photos of the Owner's Agents, CURTIS & HENSON, 5, Mount Street, W. 1.



WEST SUSSEX

NEAR GOODWOOD AND ARUNDEL.

VERY FINE OLD GEORGIAN RESIDENCE, surrounded by grandly timbered park, approached by stately avenue of elms with lodge; fine position on dry soil facing south at the foot of the lovely South Downs. FOUR RECEPTION, BILLIARD, FIFTEEN BEDROOMS, TWO BATHROOMS. ELECTRIC LIGHT. RADIATORS. TELEPHONE.

Co.'s water and gas, modern drainage; stabling and garage, farmery, three cottages; lovely old matured pleasure grounds, tennis and croquet lawns, ornamental timber, two walled kitchen gardens, etc.; in all

ABOUT 50 ACRES (or less).

Hunting and golf. REDUCED PRICE.—CURTIS & HENSON, 5, Mount Street, W. 1.

BERKS, HANTS & SURREY BORDERLAND

PICTURESQUE OLD RED BRICK GEORGIAN MANOR HOUSE, occupying lovely position adjacent to vast area of lovely commons; beautifully timbered small park; long carriage drive with lodge. FIVE RECEPTION. BILLIARD. SPLENDID OFFICES. THIRTEEN BEDROOMS. FOUR BATHROOMS.

Electric light, heating, telephone, gas and Co.'s water, modern drainage; garage for four or five cars, stabling, farmery, cottages; attractive gardens and pleasure grounds, lawns for tennis, handsome timber, productive kitchen gardens, lake fed by running water well stocked with trout, grasspark; in all about

40 ACRES.

LEASE FOR DISPOSAL AT LOW RENTAL (or Furnished for hunting season). Hunting, shooting and golf.—CURTIS & HENSON, 5, Mount Street, W. 1.



CHILTERN HILLS

800ft. Panoramic views. Gravel soil. UNUSUALLY ATTRACTIVE PROPERTY OF ABOUT 40 ACRES.

FINE MODERN RESIDENCE, recently the object of heavy expenditure, occupying wonderful situation amidst beautiful surroundings, less than 30 miles from London; THREE RECEPTION, BILLIARD ROOM, NINE BEDROOMS. ELECTRIC LIGHT. WATER AND DRAINAGE. TELEPHONE.

Garage, stabling, farmery, two cottages. Delightful pleasure grounds, lawns for tennis, kitchen garden and orchard, fine collection of ornamental timber, meadowland, etc.

PRICE, FREEHOLD, £6,500 (or would Sell with less land).

CLOSE TO FIRST-CLASS GOLF. HUNTING. CURTIS & HENSON, 5, Mount Street, W. 1.

THURSLEY AND GODALMING

A DELIGHTFUL COUNTRY RESIDENCE on an old site, and one of Sir EDWIN LUTYENS' most successful examples. In an unique situation amidst lovely old gardens and wonderful yew hedges; three large reception rooms, capital offices, eleven bedrooms, two bathrooms; COMPANY'S GAS AND WATER, CENTRAL HEATING, TELEPHONE; stabling and garage; fascinating old pleasure grounds of great maturity, lawns for tennis and croquet, paved stone terrace, pergola, squash racquet court, avenue of giant cypresses, extensive fruit and kitchen gardens; in all about

FOUR-AND-A-HALF ACRES.

First-class golf links near, station half-a-mile. A GREAT BARGAIN. Highly recommended.—CURTIS & HENSON, 5, Mount Street, W. 1.

KENT & SUSSEX BORDERS

BETWEEN TUNBRIDGE WELLS AND RYE.

SOMETHING QUITE UNUSUAL.

IN THE MIST OF A BEAUTIFUL WOOD OF SILVER BIRCH AND SCOTCH FIR.

AT AN ALTITUDE OF NEARLY 300FT. ON SAND SOIL. With lovely views to the south.

DELIGHTFUL OLD-STYLE GABLED RESIDENCE, containing LOUNGE HALL 27ft. by 18ft., a feature, opening to loggia. BILLIARD ROOM AND TWO OTHER RECEPTION ROOMS, SERVANTS' HALL, NINE BEDROOMS, BATHROOM.

Gas from private plant, excellent water, telephone easily installed. Picturesque pleasure grounds, natural wild garden, extensive woodland walks and rides, wealth of gorse and bracken, large kitchen garden; in all

ABOUT 100 ACRES.

SHOOTING, HUNTING AND GOLF.

PRICE REDUCED TO £6,850.

Sole Agents, CURTIS & HENSON, 5, Mount Street, W. 1.

SEVENOAKS WEALD AND PENSHURST

NEAR FIRST-CLASS GOLF. 45 MINUTES' RAIL.

EXCEEDINGLY PICTURESQUE COUNTRY RESIDENCE, built of red brick with stone mullioned windows and half-timbered gables, occupying fine position in a delightfully old-world part of the county.

OAK-PANELLLED LOUNGE HALL. THREE RECEPTION. TEN BEDROOMS. BATHROOM. TELEPHONE.

COMPANY'S WATER AND GAS. RADIATORS. CO.'S GAS AND WATER. Stabling and garage, superior cottage of eight rooms dating from XVth century, old-timbered barn, farmery; attractive pleasure grounds, wide-spreading lawns, rock garden, productive kitchen garden, orchard and meadowland; in all

ABOUT SEVEN ACRES.

PRICE, FREEHOLD, £6,000.

Inspected and strongly recommended.—CURTIS & HENSON, 5, Mount Street, W. 1.

WINDSOR FOREST AND GREAT PARK

EXCELLENT GOLF. EASY ACCESS OF RIVER.

CHARMING MODERN RESIDENCE and unusually attractive grounds of ten acres; very fine position with lovely views, long carriage drive.

FOUR RECEPTION. ELEVEN BEDROOMS (all on one floor). TWO BATHROOMS. CO.'S WATER. ACETYLENE GAS. CENTRAL HEATING. TELEPHONE.

Garage and stabling with rooms over, farmery and outbuildings, picturesque cottage; delightful ornamental gardens, two grass tennis courts, fine walled kitchen garden, orchard, woodland walks, grass paddocks, etc.; in all about

TEN ACRES.

PRICE, FREEHOLD, £5,500.

CURTIS & HENSON, 5, Mount Street, W. 1.



SURREY COMMONS

30 MINUTES' RAIL.

EXCEPTIONALLY CHARMING RESIDENCE

of red brick, matured by age, and partly creeper clad, occupying a choice position on rising ground, bounded on two sides by well-wooded commons and ancient forest; fine views; carriage drive with two lodges.

Has been the subject of very large outlay, and is now in perfect order throughout.

FOUR RECEPTION. BILLIARD ROOM. FOURTEEN BEDROOMS.

THREE BATHROOMS.

ELECTRIC LIGHT. TELEPHONE. CO.'S GAS AND WATER.

Main drainage; stabling and garages, farmery; detached SMALL THEATRE or ballroom; lovely PLEASURE GROUNDS of unusual beauty, two tennis courts, croquet lawn, wild garden, rose garden, Dutch garden, walled kitchen garden and orchard; ornamental pond, copse and park-like grassland; in all

ABOUT SEVENTEEN ACRES.

Close to good golf. Personally inspected and very strongly recommended.—CURTIS & HENSON, 5, Mount Street, W. 1.

Telephone Nos.
Grosvenor 1553 (3 lines).

GEORGE TROLLOPE & SONS

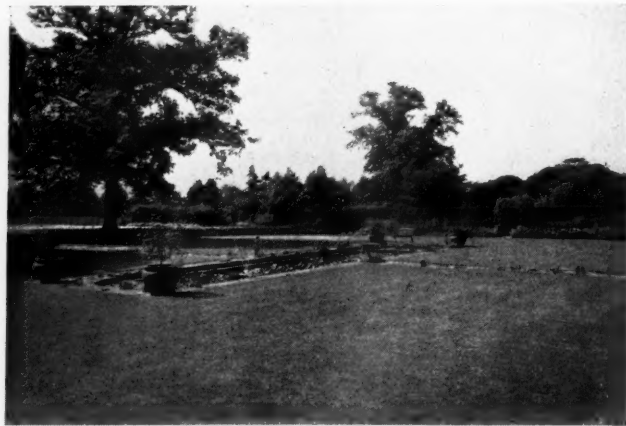
25, MOUNT STREET, GROSVENOR SQUARE, W.1.

And at
Hobart Place, Eaton Sq.
West Halkin St., Belgrave Sq.
45, Parliament St.,
Westminster, S.W.

OWING TO THE INDISPOSITION OF THE OWNER.

SURREY. "FAIRMILE HATCH," COBHAM

TWO MILES FROM COBHAM STATION, ONE MILE FROM OXSHOTT.



A FINE MODERN HOUSE, UPON WHICH MANY THOUSANDS OF POUNDS HAVE RECENTLY BEEN EXPENDED, SITUATE IN AN EXQUISITE GARDEN; carriage drive and lodge; lounge hall, fine dining room, oak-panelled drawing room, study, billiard room, and winter garden, complete domestic offices, with white glazed tiled walls and butler's flat of bedroom, bathroom and store; fourteen bed and dressing rooms, three bathrooms, and every modern comfort, including

COMPANY'S ELECTRIC LIGHT, WATER AND GAS.

CENTRAL HEATING.

NEW DRAINAGE.

PERFECT ORDER AND HANDSOMELY DECORATED THROUGHOUT.

Garage for five large cars, chauffeur's cottage, range of four loose boxes, useful outbuildings.

LOVELY OLD TIMBERED GARDENS.

Clipped yew hedges, large lawn for tennis and croquet, wild and rock gardens, sunk garden with lily pond, fruit and kitchen garden, glasshouses; modern cottage and park-like pastures; in all about

23½ ACRES.

TO BE OFFERED BY AUCTION at the Auction Mart, London, E.C., on Wednesday, September 22nd, 1926, at 2.30 p.m. (unless previously Sold Privately).

Illustrated particulars and orders to view may be obtained of GEORGE TROLLOPE & SONS, 25, Mount Street, Grosvenor Square, London, W.1.

By direction of the Trustees of the late Sir James Duncan, Kt.
FORFARSHIRE.—THE RESIDENTIAL, AGRICULTURAL, AND SPORTING ESTATE, "KINETTLES," a stone-built Mansion House of medium size, seated in magnificent pleasure grounds; lodge, gardener's house, stabling, garages, chauffeur's cottage; eleven fertile farms, cottage property, quarry, 80 acres of woodland; in all about 2,152 ACRES. Excellent shooting. To be SOLD by AUCTION, as a whole or in two blocks, at The Forester's Hall, Dundee, on October 5th.—Particulars of Messrs. A. J. & A. GRAHAM, Solicitors, 198, West George Street, Glasgow; of GAVIN RALSTON, Esq., Estates Office, Glamis, N.B.; or of GEORGE TROLLOPE & SONS, 25, Mount Street, London, W.1.

SURREY.

Adjoining a common; easy daily reach of Town.



CHARMING OLD HOUSE

IN DELIGHTFUL GARDENS.

Eleven bed, three baths, billiards, three reception rooms.

GARAGE. STABLING. THREE COTTAGES.

ELECTRIC LIGHT.

ALL MODERN CONVENIENCES.

EIGHTEEN ACRES.

FOR SALE.

Orders to view of GEORGE TROLLOPE & SONS, 25, Mount Street, W.1. (A 1887.)

By direction of the Trustees of the late Sir James Duncan, Kt.
PERTSHIRE.—The highly attractive RESIDENTIAL, AGRICULTURAL AND SPORTING ESTATE, "COUPAR GRANGE," a first-class modern Residence; hall, drawing room, dining room, winter garden, boudoir, workroom, eight bed and dressing rooms, two bathrooms; every convenience; stabling, garages, model laundry, chauffeur's cottage; beautifully laid-out pleasure grounds, cottage and bothy; block of model farmbuildings, three model cottages, four farms, with houses, cottages, and buildings, model electric light station. The Estate is in hand and extends in all to about 1,007 ACRES. To be offered by AUCTION, at The Forester's Hall, Dundee, on October 5th.—Particulars of Messrs. A. J. & A. GRAHAM, Solicitors, 198, West George Street, Glasgow; D. MITCHELL, Esq., Royal Bank Buildings, Blairgowrie; or of GEO. TROLLOPE & SONS, 25, Mount Street, London, W.1.

FOR SALE.

REDUCED PRICE.



HINDHEAD.—Exceptionally well built, facing south and surrounded by delightful pleasure grounds of TWELVE-AND-A-HALF ACRES.

The House contains four reception, bath, six or eight bedrooms, etc.

Long drive with lodge; stabling, double garage. Full details from GEO. TROLLOPE & SONS, 25, Mount Street, W.1. (A 1809.)

NORTH CORNWALL COAST, NEWQUAY.
CHARMINGLY SITUATED MODERN
Family RESIDENCE, "TREBARWITH," high up on the cliffs overlooking the sea, and containing hall, two or three reception, eight bed, dressing, two bathrooms and commodious offices; Company's water, gas and electric light and power is installed; central heating; telephone and main drainage; delightful garden extending to the cliff edge, well laid out with winding paths and shrubs, sunk lawn with summer house; area about ONE ACRE. To be SOLD by AUCTION, at the London Auction Mart, E.C., on October 20th next.—Particulars, etc., of Messrs. R. STEPHENS & Co., Auction and Estate Offices, 19, East Street, Newquay; and of GEORGE TROLLOPE & SONS, 25, Mount Street, W.1.



GLOS. (in the best part of the Cotswolds).—This beautiful XVth century stone-built COTSWOLD RESIDENCE, modernised and in capital order throughout, contains large lounge hall, two reception, bath, eight bed and dressing rooms, and usual offices; garage, barn and useful outbuildings; gardens and grounds of about SIXTEEN ACRES. More land can probably be purchased adjoining.

SHOOTING OVER 500 ACRES.

FOR SALE.

Full details from GEORGE TROLLOPE & SONS, 25, Mount Street, W.1. (A 7222.)

RIPPON, BOSWELL & CO., F.A.I.

LAND AGENTS, SURVEYORS & AUCTIONEERS,
8, QUEEN STREET, EXETER.
Telephone 204.

ILLUSTRATED REGISTER OF PROPERTIES in the South and South-Western Counties. Price 2-; by post, 2 6.

DEVON (Dartmoor).—MOST UNIQUE AND PERFECTLY APPOINTED RESIDENCE, WITH ROUGH SHOOTING AND MILE OF FISHING; 1,200 FT. ALTITUDE, COMMANDING WONDERFUL PANORAMIC VIEWS; lounge hall, three reception, nine bed and dressing rooms, two baths; PETROL GAS, CENTRAL HEATING; romantic grounds, rockeries, water garden with stream and lovely woods; garage and stabling. HUNTING, SHOOTING, FISHING, GOLF.—Highly recommended by the Sole Agents, RIPPON, BOSWELL & Co., Exeter. (3644.)

REGINALD C. S. EVENNETT, F.A.I., HASLEMERE, SURREY.

LOVELY HINDHEAD DISTRICT.
A PERFECT SMALL RESIDENCE WITH CHARMING GROUNDS AND VIEWS.

FOR SALE. with vacant possession, just on the market, picturesque modern COUNTRY RESIDENCE; three reception, five bed, dressing room, two staircases, hall, usual offices, bath, etc.; electric light, Co.'s water, modern drainage, central heating; all labour-saving devices; two garages. The grounds of about three-and-a-half acres are a special feature, yet inexpensive to maintain. Inclusive price, £4,500.—Full particulars of the Sole Agent, REGINALD C. S. EVENNETT, F.A.I., Haslemere, Surrey; and at Hindhead and Farnham.

SUSSEX (close to Horsham-Crawley Kennels, near eighteen-hole golf course).—"COUNTRY HOUSE"; nine bedrooms, bathroom, lounge hall, three reception rooms; stabling, cottage; nice grounds. £300 per annum. Unfurnished or partly furnished. Rough shooting available, excellent hunting and social centre.—KING & CHASEMORE, Richmond House, Horsham, Sussex.

CANFORD CLIFFS (the golfers' Mecca, five minutes from links and easy motor run Swanage, Broadstone, Ferndown, Queen's Park, Meyrick Park).—"Whiteleywood," Freehold RESIDENCE (within five minutes' walk of the Church of the Transfiguration), built for owner regardless of expense; very large lounge hall, opening on to glassed-over verandah, small drawing room with folding doors to hall, dining room, butler's pantry, kitchens. On the first floor: six bedrooms, three lavatories inside house; electric light; three-quarters of an acre of flower and kitchen gardens; garage. Vacant possession. Price to an immediate purchaser, £5,000. One minute from Flaghead Chine, with quarter-hourly service motor buses from Bournemouth Square. The Agents draw attention of speculators to the above Property, which is likely to improve in value now the London-Swanage motor road is open.—FRANK LANE & LANE, Christchurch.

MARLOW FERRY (near station).—Elizabethan riverside COTTAGE for SALE; two reception, four bedrooms, bathroom and offices; small garden; telephone, gas (electric light available); price £1,300, Freehold.—Apply Messrs. TYLER & Co., Estate Agents, 45, Holborn Viaduct, E.C.1.

Telegrams:
"Wood, Agents (Audley),
London."

JOHN D. WOOD & CO.

6, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

Telephone:
Grosvenor 2130
" 2131

IN LOTS.

NORWICH NINE MILES.

FREEHOLD.

THE WESTON ESTATE OF SOME 2,585 ACRES



Lenwade Station adjoining; East Dereham six miles; Fakenham thirteen miles.

THE FINE ADAM RESIDENCE. Halls, five reception and seventeen bedrooms, lofty, well-proportioned and lighted rooms; beautiful Adam ceilings, marble mantelpieces, and decorations. Charming views of the surrounding country. The House is compact and easy to work, having well-arranged offices.

LARGE GARAGE. STABLING. LAUNDRY. LODGES AND COTTAGES.
EXCEPTIONALLY BEAUTIFUL PARK, wild, formal, and walled kitchen gardens: in all

ABOUT 320 ACRES.

Additional Lots adjoining comprise:

- 89.—THE HOME FARM OF 81 OR MORE ACRES.
- 13A.—THE DUCK PONDS, HARBOURING COUNTLESS DUCK, AND 32 ACRES.
- 92.—THE WELL-KNOWN TROUT HATCHERY AND TWELVE ACRES.
- 83 and 88.—SPORTING LAND OF 87 ACRES, including

ONE-AND-A-HALF MILES OF EXCELLENT TROUT FISHING.

Which will be SOLD Privately to suit Purchasers' requirements, or by AUCTION at a later date, by

MESSRS. JOHN D. WOOD & CO.

Solicitors, Messrs. W. J. & J. G. TAYLOR, Hadley House, Newmarket.
Auctioneers' Office, 6, Mount Street, Grosvenor Square, W. 1.

THIS CHARMING ORIGINAL ELIZABETHAN MANOR HOUSE

SITUATED IN A BEAUTIFUL PART OF OLD-WORLD SUSSEX.

IS FOR SALE BY AUCTION, OR PRIVATE TREATY, WITH 212 OR 380 ACRES.

PICTURESQUE BEAMED CEILINGS.

TUDOR MANTELPIECES.

Secluded position, nine rooms upstairs and five rooms down. Structurally and decoratively in good order, but requires modernising, which could be done at comparatively small cost.

Model farmbuildings, the home of a herd of pedigree stock.

STABLES, COTTAGES, ETC.

Illustrated particulars in course of preparation.

JOHN D. WOOD & Co., 6, Mount Street, London, W. 1.



BY ORDER OF THE EXECUTOR OF THE WILL OF THE LATE COL. H. J. BLAGROVE, C.B., DECEASED.

COTSWOLDS

FOUR MILES FROM CHELTENHAM.

700FT. ABOVE SEA.

THIS CHARMING STONE-BUILT GEORGIAN RESIDENCE commanding grand views, seated in compact richly timbered Estate of over **52 ACRES.**

Eighteen bed, four bath, lounge, capital reception and billiard rooms, good offices.

Electric light. Central heating. Telephone. Ample water. Modern drainage. Stabling.

Garage. Three cottages. Two lodges.

DELIGHTFUL OLD GROUNDS.

TO BE SOLD AT A REASONABLE PRICE.

Recommended by JOHN D. WOOD & Co., 6, Mount Street, W. 1. (71,052.)

WEST GLOS

Within a mile of a village and station and ten miles from county town.

EARLY STONE-BUILT GEORGIAN HOUSE. 250ft. above sea level, in well-sheltered parklands of about seventeen acres. Approached by carriage drive and contains hall, four reception rooms, twelve bed and dressing rooms, two bathrooms, offices, etc.

ACETYLENE GAS. CENTRAL HEATING. EXCELLENT WATER.
MODERN SANITATION. TELEPHONE.

DELIGHTFUL OLD GARDENS AND GROUNDS, including two tennis lawns and walled kitchen garden. Trout stream traverses the full length of the grounds with six small waterfalls, and trout run up to half a pound; also small lake of half-an-acre. Good stabling, dog kennels and garages, five-roomed cottage.

SHOOTING OVER 120 ACRES.

of which about 40 acres is a rabbit warren, wire-netted all round and well stocked with rabbits, with a further 480 acres available.

HUNTING WITH THE LEDBURY AND ROSS HARRIERS.

The whole Property extends to about 120 acres, including, as stated, the warren, for which £9,000 is asked; or the House with about seventeen acres, £6,500.

Further particulars and orders to view of the Agents, Messrs. JOHN D. WOOD and Co., 6, Mount Street, London, W. 1. (V 7602.)



JOHN D. WOOD & CO., 6, MOUNT STREET, LONDON, W.1.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.



ONE MILE OF TROUT FISHING

Two miles from a Cathedral City; one-and-a-half hours from London.

TO BE SOLD BY PRIVATE TREATY,

A FREEHOLD RESIDENTIAL PROPERTY,

including a substantially built HOUSE, facing south and west, and approached by a carriage drive with lodge entrance; lounge hall, three reception rooms, twelve bed and dressing rooms, two bathrooms and offices.

CENTRAL HEATING. ELECTRIC LIGHT. MODERN DRAINAGE.

Stabling garage, Mill House and two cottages.

ATTRACTIVE PLEASURE GARDENS AND GROUNDS include tennis lawns, terraces, walled kitchen garden, vinery, pasture and meadowland; in all about

46 ACRES.

About one mile of Trout and Grayling Fishing included in the Sale. Hunting. Golf. Shooting.

Agents, Messrs. RAWLANCE & SQUIREY, Salisbury.

Messrs. JOHN D. WOOD & CO., 6, Mount Street, W. 1.

Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (21,520.)

BY DIRECTION OF WALTER S. GLYNN, ESQ., J.P.

BUCKINGHAMSHIRE

One mile from Bletchley Junction.

THE FREEHOLD RESIDENTIAL PROPERTY,
THE GRANGE, BLETCHLEY.

A COMFORTABLE BRICK-BUILT RESIDENCE, well secluded in finely timbered grounds, facing the south and standing nearly 300ft. above sea level. It contains entrance hall, billiard room, four reception rooms, twelve bedrooms, three bathrooms and excellent offices.

COMPANIES' WATER AND GAS. ELECTRIC LIGHT.
CENTRAL HEATING. TELEPHONE.

Entrance lodge, two cottages, hunting stables and garages; pleasure grounds, park and pasturelands; in all nearly

33 ACRES.

HUNTING.

GOLF.

To be offered for SALE by AUCTION (unless previously Sold Privately), in the Hanover Square Estate Room, on Thursday, October 7th, 1926, at 2.30 p.m.
Solicitors, Messrs. STIBBARD, GIBSON & CO., 21, Leadenhall Street, E.C.3
Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



DUKE OF BEAUFORT'S AND AVON VALE HUNTS

Under two hours from Paddington by express trains.

TO BE SOLD,

A RESIDENTIAL AND SPORTING ESTATE OF ABOUT 1,500 ACRES.

(The Mansion House and Park and Home Farm, about 450 acres, would be sold separately.)

THE CHARMING MANSION OF GEORGIAN CHARACTER stands in a beautifully timbered park, on dry soil, with south aspect, and approached by two carriage drives.

Lounge hall, suite of six reception rooms, fourteen bed and dressing rooms, six bathrooms, and ample servants' accommodation, etc.

ELECTRIC LIGHT.

AMPLE OWN WATER SUPPLY.

CENTRAL HEATING.

HOUSE VERY COMPACT AND EASILY RUN WITH SMALL STAFF.

EXCELLENT STABLING.

GARAGE AND COTTAGES.

LOVELY OLD GROUNDS.

Fishing in long stretch of river (with boathouse); good Shooting; Hunting six days a week; several Golf Links within easy distance.

THE CONTENTS OF THE MANSION COULD BE PURCHASED IF DESIRED.

Photos and plan at offices of the Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (8265.)



NEWBURY

In a delightful position 400ft. above the sea, on gravel soil, with wonderful views over miles of well wooded country.

TO BE SOLD,

THIS ATTRACTIVE RESIDENCE OF PLEASING ELEVATION, containing small hall, lounge hall, three reception rooms, nine bed and dressing rooms, bathroom and adequate domestic offices.

ELECTRIC LIGHT. TELEPHONE. ABUNDANT WELL WATER.
MODERN DRAINAGE.

Garage for two.

Stabling for two.

Man's room.

THE GARDENS

are unusually charming. There is a delightful sunk garden with sundial and stone-slabbed walks, pergola with climbing roses, rose garden, two tennis courts, young orchard; productive kitchen garden and two enclosures of meadowland; the whole embracing an area of about

TEN ACRES.

The House is in very good order indeed.

Photographs at Office.—Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (12,870.)

AT A MODERATE RESERVE.

HERTFORDSHIRE

Hertford three-and-a-half miles, Hatfield three-and-a-half miles, Broxburne seven miles.

THE BEAUTIFUL RESIDENTIAL AND SPORTING ESTATE,
WOOLMERS PARK,

with the HISTORICAL OLD MANSION, standing on gravel and chalk in a finely timbered park, guarded by two lodges. Accommodation: Six reception rooms, fifteen bed and dressing rooms and staff quarters. Stabling.

OLD-WORLD GARDENS, sloping down to the River Lea, which affords GOOD TROUT FISHING; walled kitchen gardens.

The Home Farm with cottages; woodlands of 77 acres; the well-known "Spring" with waterfall and unfailing supply; attractive building sites with good frontages; the whole extending to an area of about

235 ACRES.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.



KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.
AND 90, Princes Street, Edinburgh.
WALTON & LEE, 78, St. Vincent Street, Glasgow.
41, Bank Street, Ashford, Kent.

Knight, Frank & Rutley's advertisements continued on pages iii., v., xv., and xxiv.)

Telephones:

314 } Mayfair (8 lines).
3066 }
146 Central, Edinburgh.
2718 " Glasgow.
17 Ashford.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

CUMBERLAND AND WESTMORLAND BORDERS



Nine miles from Penrith, four-and-a-half miles from Appleby, twelve miles from Ullswater.
THE FREEHOLD RESIDENTIAL, AGRICULTURAL AND SPORTING PROPERTY

EDEN GROVE,
BOLTON, NEAR PENRITH.

THE PICTURESQUE RESIDENCE stands well above and overlooks the River Eden and commands magnificent views of Cross Fell and the mountains of the Lake District. It contains hall, billiard and four reception rooms, seventeen bed and dressing rooms, bathroom and ample offices; central heating; house wired for electric light; garages and stabling, entrance lodge, home farmbuildings.

Rich riverside parkland. Small holdings. Cottages.

NEARLY ONE MILE OF TROUT FISHING IN THE RIVER EDEN.
The Property extends in all to about
189 ACRES.

FISHING. SHOOTING. HUNTING. GOLF.

To be offered for SALE by AUCTION, as a whole or in Lots, at the George Hotel, Penrith, on Wednesday, September 29th, 1926, at 2.30 p.m. (unless previously disposed of Privately).

Solicitors, Messrs. NICHOLSON, FREELAND & SHEPHERD, 46, Queen Anne's Gate, S.W. 1.

Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

PRELIMINARY ANNOUNCEMENT. BY ORDER OF EXECUTORS.

SUSSEX

OVERLOOKING THE WEALD.

One-and-a-half miles from Heathfield Station, sixteen miles from Eastbourne.

THE FINELY PLACED RESIDENCE PROPERTY, known as
THE "UPLANDS."

Situate on a ridge nearly 600ft. above sea level and commanding unrivalled views. The MODERN AND WELL-APPOINTED HOUSE has an attractive gabled elevation and stands amidst beautifully timbered surroundings. It contains arched porch, entrance and lounge halls, four reception rooms, billiard room, thirteen principal bed and dressing rooms, three bathrooms, ample domestic quarters and staff accommodation.

ACETYLENE GAS PLANT. CENTRAL HEATING. MODERN DRAINAGE.

COMPANY'S WATER. THE TERRACED PLEASURE GROUNDS are a feature of the Property; lodge, stables, garages, chauffeur's and gardener's cottages; partly walled productive kitchen garden, large thriving orchard. TWO CAPITAL SMALL PASTURE HOLDINGS.

Valuable building land with main road frontage and Company's water available.
The whole extends to an area of nearly

62 ACRES.

To be offered for SALE by AUCTION in conjunction with Messrs. E. WATSON and SONS at an early date (unless previously Sold Privately).

Solicitors, Messrs. BLAKER, SON & YOUNG, Lewes, Sussex.

Auctioneers, Messrs. E. WATSON & SONS, Heathfield, and Wadhurst, Sussex. Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, London, W. 1.



KENTISH HILLS

Seven miles from Canterbury, ten from Folkestone and seven from Ashford.

TO BE SOLD,

THE WELL-KNOWN COUNTY RESIDENTIAL ESTATE,
EVINGTON PLACE,
with about

211 ACRES.

THE MANSION, for centuries the HOME OF THE HONYWOOD FAMILY, stands in a finely timbered park with lodge entrance. Accommodation: Central hall, four reception rooms, billiard room, 20 bed and dressing rooms, two bathrooms and usual offices, including servants' hall and housekeeper's room.

Acetylene gas. Hot water service. Telephone.
GARAGE. STABLING. FARMERY. LARGE TITHE BARN.
THREE COTTAGES.

THE GROUNDS include fine sloping lawns, two tennis courts, sunk rose garden, walled flower garden, orchards, etc., undulating parklands flanked by woods, several enclosures of pastureland, 42 acres of woodland, cottage and a small holding.

TWO ADJOINING FARMS of 200 and 316 acres respectively can be purchased.
THE RESIDENCE MIGHT BE LET UNFURNISHED.

Hunting with four packs. Hythe Golf Course eight miles.

Further particulars of the Sole Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1, and Ashford, Kent.



SURREY AND SUSSEX BORDERS

40 MINUTES FROM LONDON.

TO BE SOLD FREEHOLD,

A MODERN GABLED RESIDENCE,

built of brick with tiled roof, approached by a drive from private road; two halls, three reception rooms, billiard room, twelve bed and dressing rooms, three bathrooms, offices.

ELECTRIC LIGHT. COMPANY'S WATER. MODERN DRAINAGE.

STABLING. GARAGE.

FARMHOUSE. FOUR COTTAGES AND TWO FLATS.

Lawns, flower beds, thatched summerhouse, kitchen garden, moat and pond, three sets of farmbuildings, pasture and arable and some woodland; in all about

320 ACRES.

GOOD MIXED SHOOTING. HUNTING, GOLF, RACING.

Agents, Messrs. WOOD, SON and GARDNER, Crawley; and Messrs KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (9367.)



KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
AND { 90, Princes Street, Edinburgh.
WALTON & LEE, { 78, St. Vincent Street, Glasgow.
{ 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv., and xxiv.)

Telephones:

314 Mayfair (8 lines).
3066 Central, Edinburgh.
146 Central, Edinburgh.
2716 Glasgow.
17 Ashford.

Telephone: 4706 Gerrard (2 lines).
Telegrams: "Cornishmen, London."

TRESIDDER & CO. 37, ALBEMARLE STREET, W. 1.

HAMPSHIRE, SURREY & SUSSEX BORDERS. AMIDST THE COMMONS.

Convenient reach of village, 1 mile station and golf course.
FOR SALE.
A VERY ATTRACTIVE RESIDENCE with all modern conveniences.
Dining hall, 4 other reception, 2 bath, 11 bedrooms.
Servants' hall, electric light, central heating, water from Artesian bore by engine, 2 garages, cottage.
DELIGHTFUL GROUNDS.
double tennis lawn, rose garden, kitchen garden, vineyard and pretty woodland, etc.; in all about
3½ ACRES.
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Inspected and strongly recommended.
FOR SALE AT FRACTION OF COST.
SOMERSET (9 miles Taunton, 30 Bristol, outskirts of small market town).—A particularly well-built stone RESIDENCE in park-like surroundings with carriage drive.
Lounge hall, 4 reception, bathroom, 10 bedrooms.
Electric light, gas, Co.'s water, central heating.
Stabling, garage; lovely grounds, tennis lawn, rose garden, conservatory, and greenhouse and paddocks; in all about
7½ ACRES.
Excellent cottage and extra 7 acres grassland available.
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ASHDOWN FOREST (views of, near favourite village).
—For SALE, a most attractive modern RESIDENCE, with every convenience; magnificent views.
3 reception rooms, 2 bathrooms, 6 bedrooms.
Electric light, Telephone, Central heating.
Excellent range of offices, garage for 3 or 4 cars; beautiful well-timbered and shrubbed grounds, rocky, tennis lawn, Dutch garden, kitchen garden, etc. Cottages if desired.
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A GREAT BARGAIN. PRICE £2,000.

HEREFORDSHIRE (1 mile station; on gravel soil).—An attractive small modern RESIDENCE in excellent order.
3 reception rooms, bathroom, 5 bedrooms, conservatory.
Co.'s water, Stabling, Garage, Electric light available. Outbuildings.
Particularly attractive grounds bounded by a stream with waterfalls and fishponds having been laid out as a
TROUT STREAM.
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£4,000. A GREAT BARGAIN. BEAUTIFUL PART NEAR SUFFOLK COAST

Extremely attractive RESIDENCE well away from road with lodge at entrance and containing
Lounge hall, 4 reception rooms,
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Main drainage, Co.'s water, gas; stabling, garage, etc.
Charming gardens with tennis and other lawns, paddock, etc.; in all nearly
11 ACRES.
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JACOBAN MANOR HOUSE. OXTED AND WESTERHAM

(between: under hour London).—Charming old-world RESIDENCE, containing many interesting features.
Lounge hall, 3 reception, 2 bathrooms, 8 or 9 bedrooms.
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Electric light and excellent water from public supply; garage, cottage; well-timbered grounds, terrace, tennis lawn, kitchen garden, woodland and meadow;
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£4,000, FREEHOLD. 18 ACRES. KENT HILLS

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Three reception and billiard rooms,
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with tennis court, rock and water gardens, etc.
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Gardener's and chauffeur's cottages.

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FLOORS.
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Electric light and all modern conveniences.

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eight to ten bedrooms; lodge entrance
and long drive; home farm and buildings,
and nearly a mile of valuable road
frontage.

PRICE £7,000.

OPEN TO OFFER.

ROBINSON, WILLIAMS & BURNANDS

89, MOUNT STREET, GROSVENOR SQUARE, W.1.

Telephones: GROSVENOR 2430 and 2431.

Telegrams: "THROSIKO, LONDON."

FIRE AND BURGLARY INSURANCE.

HUNDREDS OF POUNDS MAY BE SAVED

BY A SMALL INITIAL OUTLAY.

A DETAILED VALUED INVENTORY

OF FURNITURE AND EFFECTS OF ALL KINDS PREPARED BY

MESSRS. ROBINSON, WILLIAMS & BURNANDS,

IN CONJUNCTION WITH

AN INDISPUTABLE POLICY

INSURES IN CASE OF LOSS, A FULL, QUICK AND PROMPT SETTLEMENT OF
ALL CLAIMS FREE FROM ANY DOUBTS, DIFFICULTIES AND DISPUTES.

FURTHER DETAILS, ROBINSON, WILLIAMS & BURNANDS, AS ABOVE.

HANKINSON & SON

AUCTIONEERS, LAND AND ESTATE AGENTS, BOURNEMOUTH

'Phone
1307.

"GREY GABLES."
NEW MILTON, HANTS.



NEW FOREST BORDERS (within easy reach
of sea and golf).—Three reception rooms, eight bed-
rooms, two bathrooms, domestic offices; croquet and
tennis lawn; stabling, garage, cottage; two acres.
Will shortly be offering the above by PUBLIC AUCTION,
unless previously disposed of, on Wednesday,
September 25th, 1926, at the Central Hotel, Bournemouth.
Vacant possession.

ON THE EDGE OF THE NEW FOREST.
Ten miles from Bournemouth.



THE BEAUTIFULLY PLACED COUNTRY
RESIDENCE, "HEATHFIELD," BRANSGORE.
Three reception, sixteen bedrooms, ample offices; garage,
stabling and picturesque lodge; 22 ACRES LEVEL
PASTURELAND, lake and woodland. To be SOLD
PRIVATELY or by AUCTION on September 22nd,
AT A VERY LOW RESERVE.—Full particulars from
the Auctioneers.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 2129.

ILLUSTRATED REGISTER OF PROPERTIES IN
CHELTENHAM AND THE WESTERN COUNTIES
WILL BE SENT ON APPLICATION.



TO BE SOLD, OR LET, FURNISHED.

NORTH COTSWOLDS (good hunting centre; close
to historical old market town and six miles from
Cheltenham Polo Ground and Race Course; 350ft. above
sea level; south aspect, lovely views).—The above Cotswold
style stone-built RESIDENCE, comprising lounge hall, three
reception rooms, eight bed and dressing rooms, billiard room,
two bathrooms; excellent kitchen offices; dairy, laundry;
two loose boxes, garage, large covered yard; charming
grounds; three paddocks; in all ELEVEN ACRES. Good
cottage; Company's water, gas, main drainage, central
heating. PRICE £6,000.

MESSRS. YOUNG & GILLING

(Established over a Century).
LAND AND ESTATE AGENTS, CHELTENHAM.
Telegrams: "Gillings, Cheltenham." Telephone 2129.

CHEAPEST COUNTRY HOUSE ON THE MARKET.

FIRST-CLASS HUNTING CENTRE.

NORTH WILTS.—Fine old stone-built RESIDENCE
having three reception, ten bed and dressing rooms,
ample domestic offices, kitchen garden, lawns; stabling;
electric light; two miles from main line station. Price £1,600
inclusive.—BISHOP & FISHER, Estate Agents, Swindon.

HARRIE STACEY & SON

ESTATE AGENTS & AUCTIONEERS.
REDHILL, REIGATE, AND WALTON HEATH,
SURREY. 'Phone: Redhill 631 (3 lines).



BETWEEN REDHILL AND NUTFIELD.

On high ground.
MODERNISED RESIDENCE OF CHARAC-
TER, easy walk of Redhill Station, embracing
magnificent views.
NINE OR TEN BED, THREE RECEPTION, BILLIARD
ROOM.

Charming Gardens and Woodland; in all

ELEVEN ACRES.

CENTRAL HEATING. ELECTRIC LIGHT.
Large garage. In perfect order.

FREEHOLD, £8,000.

Apply as above.

BUCKLAND & SONS

WINDSOR, SLOUGH, READING,
AND 4, BLOOMSBURY SQUARE, W.C.1, Museum 472.
LAND AGENTS, SURVEYORS AND AUCTIONEERS.
Windsor 48, Slough 28, Reading 422.

BERKS.

ATTRACTIVE FREEHOLD PROPERTY for
SALE, about 40 miles from London, 365ft. above sea
level with uninterrupted and extensive views over the
picturesque and well-wooded Thames Valley and Cotswold
Hills. Four reception rooms, eight bedrooms, bathroom,
excellent domestic offices; electric light, gas, main water;
stabling, garage.

TEN ACRES.

Price on application. (3096.)

WALTHAM ST. LAWRENCE.

Three miles from Twyford (G.W. Ry.), six miles from
Maidenhead and Wokingham and eight miles from Windsor.

THE FREEHOLD PLEASURE FARM OR
HUNTING BOX, called

"BEAR'S COPSE."

comprising a modernised House, with quantity of old oak, six
bedrooms, bathroom, etc.; good farmbuildings, four cottages
and 60 ACRES OF PRODUCTIVE LAND, mostly grass.

For SALE by AUCTION, at the Great Western Railway
Hotel, Reading, on Saturday, September 18th, at 3 o'clock
(unless previously disposed of by Private Treaty).

Particulars and conditions of Sale of the Solicitors,
Messrs. BECKINGSALES & NAYLORS, 34, Copthall Avenue,
London, E.C., or of the Auctioneers.

BERRYMAN & GILKES

2, HANS ROAD, BROMPTON ROAD, S.W. 3.

(Tel.: Sloane 2141 and 2142.)



SUSSEX (in a beautiful position within short drive
of the Downs).—This charming old HOUSE, dating
from 1566, the original structure preserved perfectly;
and containing lounge, three reception, six principal
and three maids' bedrooms, bathroom, etc.; central heating.
Company's water, electric light, telephone; garage;
old-world garden, tennis court, etc.; in all three-and-a-
half acres. To be LET, for one year or longer, or on
terms to be arranged.

GEERING & COLYER

AUCTIONEERS, LAND AGENTS AND VALUERS,
ASHFORD, KENT; RYE, SUSSEX.
HAWKHURST, KENT; AND 2, KING STREET, S.W.1.

THIS CHARMING OLD-FASHIONED SUSSEX
FARMHOUSE.



FOR SALE, with immediate possession; beautifully
placed in unspoiled rural surroundings, between the
favourite villages of Mayfield and Heathfield; fine old oak
beams, four good bedrooms, two reception rooms; good
buildings, including splendid east house, easily convertible
into cottage; 25 acres rich and beautifully-timbered
pastureland, bounded by the River Rother.

FREEHOLD £1,250.

BOURNEMOUTH:
JOHN FOX, F.A.I.
ERNEST FOX, F.S.I., F.A.I.
WILLIAM FOX, F.S.I., F.A.I.

FOX & SONS

LAND AGENTS, BOURNEMOUTH.

SOUTHAMPTON:
ANTHONY B. FOX, P.A.S.I.
 Telegrams:
 "Homefinder," Bournemouth.

SOUTH HAMPSHIRE

A CHARMING PROPERTY. WITH VACANT POSSESSION. OF SPECIAL INTEREST TO YACHTSMEN AND OTHERS.
 UNDER ONE MILE FROM BURSLEDON STATION; FOUR MILES FROM SOUTHAMPTON.
 Private landing on the Hamble River.

DELIGHTFUL FREEHOLD RESIDENCE.

occupying a choice position with charming views. Containing seven bedrooms, two bathrooms, three reception rooms, excellent domestic offices; garage.



COMPANY'S WATER.
 ELECTRIC LIGHT FROM
 PRIVATE PLANT.
 MODERN DRAINAGE.
 CENTRAL HEATING.
 TELEPHONE.

Tastefully laid-out gardens, tennis court, orchard, etc.; in all about

21 ACRES.

PRICE £7,000, FREEHOLD.



Highly recommended from a personal inspection by Messrs. Fox & Sons, Land Agents, Bournemouth, and Southampton.

VALUABLE DAIRY FARM.

SHAFTESBURY, DORSET

FOX & SONS, in conjunction with **JOHN JEFFERY & SON**, are favoured with instructions to **SELL BY AUCTION** as a whole or in Five Lots, at the Grosvenor Hotel, Shaftesbury, on Saturday, September 11th, 1926, at 3.15 o'clock precisely, the

FREEHOLD DAIRY HOLDING

known as

HOLYROOD FARM

adjoining the town of Shaftesbury and comprising comfortable farmhouse (at one time a monastery) containing valuable old oak staircase and panelling and containing seven bedrooms, bathroom, two sitting rooms, kitchen, dairy and usual offices; first-class **FARMBUILDINGS** with cow sheds for 31 cows with feeding gangways, calf pen, stabling, fodder stores, three cow sheds for 27 cows, granary, etc.; modern dairymen's house, two cottages and **RICH FEEDING PASTURES AND ARABLE LAND**, totalling about

131 ACRES.

One enclosure of arable land comprising about six-and-a-half acres is surrounded by roads and can be conveniently cut off and is eminently suitable as a **SMALL BUILDING ESTATE**.

Particulars, Plan and Conditions of Sale may be obtained from the Solicitors, Messrs. BURRIDGE, KENT & ARKELL, Shaftesbury; Messrs. JOHN JEFFERY & SON, Estate Agents, Donhead, Shaftesbury; or of Messrs. FOX & SONS, 44-50, Old Christchurch Road, Bournemouth and Branch Offices.



OF SPECIAL INTEREST TO YACHTSMEN.

ON THE HAMPSHIRE COAST.

In a glorious position on the shores of the Solent.

TO BE SOLD, the above attractive and well-built **MARINE RESIDENCE**, containing twelve bedrooms, two bathrooms, four reception rooms, hall, excellent offices; garage, stabling, two cottages; electric light, telephone.

WELL LAID-OUT GROUNDS,

including lawns, tennis lawn, kitchen gardens, woodland walks, meadowland; the whole comprising about

EIGHT-AND-A-HALF ACRES.

A further 32 acres is Let at a nominal rent.

Particulars of Fox & Sons, Land Agents, Bournemouth.



DORSET.

Near Lulworth Cove, eight miles from Wareham, nine miles from Dorchester.

EXCEEDINGLY ATTRACTIVE GEORGIAN RESIDENCE, containing nine bedrooms, two bathrooms, three reception rooms, complete domestic offices; main water supply, central heating, telephone; two cottages, two garages.

Beautiful matured gardens, including tennis lawn, rockery, herbaceous borders, productive kitchen garden; the whole covering an area of about **TWO-AND-A-HALF ACRES**, practically the whole of which is Freehold.

PRICE £4,500, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.



EXCEPTIONAL VALUE. JUST IN THE MARKET.

IN A FAVOURITE DISTRICT OF SOUTH

HAMPSHIRE (about a mile from village and station,

three miles from New Forest, eleven miles from Bournemouth; golf links adjoining; good service to Town).—

Very attractive old well-built **RESIDENCE**, originally the **COURT HOUSE** of the district, completely restored

WITH EVERY MODERN CONVENIENCE; central heating, Company's water and gas, main drainage;

LARGE LOUNGE HALL WITH FINE STAIRCASE, and back hall, dining room 29ft. by 21ft., drawing room with bay 23ft. by 24ft., study with bay 20ft. by 15ft., seven

bedrooms, three bedrooms are fitted with wash basins (h. and c.), three bathrooms, and domestic offices; **GARAGE** for two cars; **TENNIS LAWN**; **EXCEPTIONALLY**

HEALTHY AND SUNNY POSITION; in grounds of about one-and-a-half acres, with lawns extending to cliff.

WIDE UNINTERRUPTED VIEWS over the Solent. **ALL LIVING ROOMS FACE SOUTH**. PRICE, FREEHOLD,

£4,000.—Fox & Sons, Land Agents, Bournemouth.



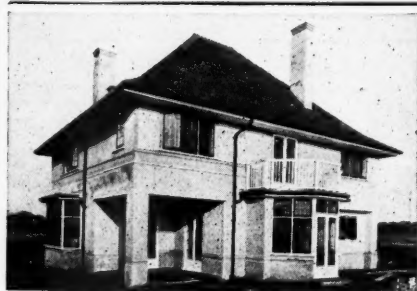
GLORIOUS DEVON.

Three miles from Tavistock on the main line of the Southern Railway; occupying a charming position 950ft. above sea level and commanding magnificent views.

TO BE SOLD, the above comfortable modern Freehold **RESIDENCE**, in excellent repair throughout, and containing the following well-arranged accommodation: seven bed and dressing rooms, bathroom, boxroom, three large reception rooms, good domestic offices; garage for two cars, stabling, outbuildings; excellent water supply; delightful gardens and grounds, including small croquet and tennis lawns, walled kitchen garden, pleasure lawns, well-watered pasture and moorland; the whole extending to about 42 ACRES. Hunting, fishing, shooting, golf.

PRICE, FREEHOLD, £2,500.

Fox & Sons, Land Agents, Bournemouth.



SOUTH HAMPSHIRE.

Occupying a charming position on the sea front, with uninterrupted views of the Solent.

TO BE SOLD, this very attractive, well-built modern Freehold **RESIDENCE**, containing five bedrooms, bathroom, two reception rooms, pretty hall, loggia, complete domestic offices; full south aspect; garage; Company's gas and water, main drainage; large garden.

PRICE £3,000, FREEHOLD.

Fox & Sons, Land Agents, Bournemouth.

WITH UNINTERRUPTED VIEWS OF THE FAMOUS DERBYSHIRE MOORS.

Four-and-a-half miles from the City of Sheffield.



TO BE SOLD, this beautiful **RESIDENCE**, in perfect order throughout, and fitted with all up-to-date conveniences. Ten bed and dressing rooms (four having lavatory basins, h. and c.), two bathrooms, two boxrooms, drawing room, morning room, dining room, music or billiard room with fine old oak panelling lounge hall, servants' hall, kitchen and complete offices; central heating, electric light, Company's water; garage for two cars, with chauffeur's room over, stabling; exceptionally charming pleasure gardens and grounds, laid out by one of the leading landscape architects in the country and including ornamental lake, tennis court, rose garden, croquet lawn, kitchen garden and beautiful plantation; the whole comprising about

THREE-AND-A-HALF ACRES.

PRICE £6,500. Held on a 300 years' lease at a ground rent of £55 per annum.

Vacant possession on completion.—Fox & Sons, Land Agents, Bournemouth.

FOX & SONS, BOURNEMOUTH (SEVEN OFFICES); AND SOUTHAMPTON.

Telephone: Grosvenor 1671
(2 lines.)

DIBBLIN & SMITH

(R. F. W. THAKE, F.S.I., F.A.I., and M. PAGINTON.)

SURVEYORS AND
AUCTIONEERS.

Estate Offices, 106, MOUNT STREET, GROSVENOR SQUARE, LONDON, W.1.

AN EXCEPTIONAL OPPORTUNITY. OWNER GOING ABROAD.

ADJOINING HINDHEAD GOLF LINKS

A superb position 600ft. up on sandy soil, with magnificent views.

A RESIDENTIAL PROPERTY OF EXCEPTIONAL MERIT, in the most perfect possible condition throughout, and sumptuously appointed.

LOUNGE HALL,
THREE RECEPTION
ROOMS,
EIGHT
BEDROOMS,
THREE
BEAUTIFUL
BATHROOMS,
SERVANTS' HALL
AND USUAL
OFFICES.



COMPANY'S
ELECTRIC
LIGHTING AND
WATER SUPPLY.

COMPLETE
CENTRAL
HEATING.

OAK PARQUET
FLOORS.

TELEPHONE.

Garage with chauffeur's room, gardener's cottage. ENCHANTING GARDENS OF GREAT BEAUTY, with wonderful rock and Dutch gardens, wild and woodland walks, south terrace and well-kept tennis lawn; in all

ABOUT SIX ACRES.

TO BE LET, FURNISHED, for five years, from October, at a moderate inclusive rental, owner paying gardeners. Recommended with the utmost confidence by the Owner's SOLE AGENTS, Messrs. DIBBLIN & SMITH, 106, Mount St., W.1.

SOMERSET

NEAR THE QUANTOCK HILLS.—This delightful old MANOR HOUSE, dating from the 15th Century, recently overhauled and modernised at large expense.



Galleried hall, four reception rooms, eight best bedrooms, four bathrooms, about four or five secondary bedrooms; ELECTRIC LIGHT, CENTRAL HEATING. TWO COTTAGES, STABLES AND GARAGE; WELL-ESTABLISHED OLD-WORLD GARDENS, with tennis lawns, walled kitchen garden and pastureland; in all about SEVEN ACRES. NOTE.—A further 60 acres available adjoining. PRICE ONLY £4,500.

AN ASTOUNDING BARGAIN.

Full particulars upon application to the SOLE LONDON AGENTS, Messrs. DIBBLIN & SMITH, 106, Mount Street, W. 1, who recommend the Property from personal knowledge.

Telephone :
Sevenoaks 147.

Messrs. F. D. IBBETT & CO., F.A.I.

AUCTIONEERS AND ESTATE AGENTS, SEVENOAKS, KENT.

And at
Oxted, Surrey.

BY DIRECTION OF THE EXECUTORS OF EDWIN BATH, ESQ., DECEASED.



SEVENOAKS DISTRICT
PERFECTLY RURAL SURROUNDINGS.

THE HIGHLY ATTRACTIVE
FREEHOLD

RESIDENTIAL ESTATE

OR GENTLEMAN'S PLEASURE FARM.

COLGATES, HALSTEAD.

Five miles from Sevenoaks, one mile of station.
EIGHTEEN MILES LONDON.

With old gardens, five cottages and

70 ACRES

of fertile arable, pasture and fruit land.

For SALE, Privately, or by AUCTION, at Sevenoaks in September.
Full particulars, plan and views of F. D. IBBETT & Co., Sevenoaks and Oxted.



SEVENOAKS (350ft. up; 30 minutes' train journey to London).—A perfectly appointed and delightfully placed Freehold RESIDENCE, replete with every convenience making for modern comfort; hall, three reception rooms, excellent offices, four principal and two maids' bedrooms, bathroom; electric light, telephone, etc. TWO FIRST-CLASS GARAGES. Well-matured and secluded grounds, tennis lawn, rose garden, alpine and kitchen gardens, small grass orchard, two greenhouses, etc. TWO-AND-A-HALF ACRES. Additional land together with a substantial five-roomed cottage can be had if desired. —Sole Agents, F. D. IBBETT & Co., Sevenoaks and Oxted.

CALLOW HALL, NEAR ASHBOURNE, DERBYSHIRE

Within convenient distance of the Meynell Hunt, about thirteen miles from Derby, and situated amidst some of the most lovely scenery in Derbyshire and Staffordshire.



THE ESTATE comprises a fine stone and slated COUNTRY RESIDENCE of moderate size, with nice gardens, grounds and plantation.

GOOD FARMBUILDINGS AND
STABLING.

Capital cottage and several rich meadows by the Bentley Brook, in which there is

GOOD TROUT FISHING,

the whole extending to

43A. 1R. 10P.,
or thereabouts.

POSSESSION OF THE RESIDENCE.

To be SOLD by AUCTION by Messrs.

W. S. BAGSHAW & SONS, at the Estate Sale Rooms, 7, The Warwick, Derby, on Friday, September 10th, 1926, at three o'clock in the afternoon, unless Sold previously by Private Treaty.

For further particulars and plan apply to the Auctioneers, W. S. BAGSHAW & SONS, Ashbourne, Uttoxeter and Derby; to FREDERICK WALKER, Esq., Agent, Irongate, Derby; or to Messrs. MOODY & WOOLLEY, Solicitors, 40, St. Mary's Gate, Derby.



WORCESTERSHIRE.

Easy reach of Town and station; eighteen miles Birmingham; nine City of Worcester; London in two hours. IN THE MOST PICTURESQUE AND FERTILE SEVERN VALLEY, ten minutes' walk from river; three reception rooms, five bedrooms, offices; good water supply; useful outbuildings; stabling; garage; easy reach of golf, hunting with four packs; five enclosures of rich pasture and orchards of choice fruit; in all just over TEN ACRES (or little more if desired). For SALE by private treaty, FREEHOLD. Early possession. PRICE ASKED, £1,700.—Particulars and view by appointment.—THOMAS GRIFFITHS, Shrawley, Holt Heath, near Worcester.

BRUTON, KNOWLES & CO.

ESTATE AGENTS,
SURVEYORS AND AUCTIONEERS,
ALBION CHAMBERS, KING STREET

Telegrams: "Brutons, Gloucester." GLOUCESTER.
Telephone: No. 967 (two lines).

ON THE COTSWOLDS (about nine miles from Cirencester and ten from Cheltenham).—An attractive MANORIAL, SPORTING AND AGRICULTURAL ESTATE of about 908 acres, comprising a fine old Manor House of the late 17th or early 18th century, with more recent additions, and containing four reception rooms, seven bedrooms, bathroom, four good attics and offices; stabling, farmbuildings, five cottages, estate yard. A delightful feature is the River Coin which runs through the property and affords excellent trout fishing. The Estate includes a considerable area of noted game coverts, and it is in every way an attractive sporting estate.—Full particulars of BRUTON KNOWLES & Co., Estate Agents, Gloucester. (C 255.)

GLOS. (two miles from the Berkeley Kennels).—To be LET. Unfurnished, an attractive brick-built GEORGIAN RESIDENCE, containing three reception rooms, ten bedrooms, bathroom and offices, with stabling for ten, cottage, attractive grounds and park-like pastureland; in all about eleven acres; good water supply, modern drainage, telephone being installed. Rent £120.—Full particulars of BRUTON, KNOWLES & Co., Estate Agents, Gloucester. (A 1.)

FOR SALE.

JERSEY, CHANNEL ISLANDS.

For private occupation, scholastic, Nursing or Convalescent Home, Sanatorium or similar purposes.

IMPORTANT AND VALUABLE PROPERTY. "BAGATELLE," ST. SAUVOUR, JERSEY, beautifully situated on high ground, south aspect, commanding grand land and sea views; comprising large well-built Mansion with new buildings and gardener's lodge, surrounded by pleasure grounds, flower, fruit and vegetable gardens, orchard and woods planted with valuable full-grown trees; in all about six acres. Also farm dwelling-house, outbuildings, together with about eighteen acres of first-rate arable and pastureland, a good proportion well sheltered and suitable for early potatoes and tomatoes. This Estate is eminently suitable for a charming private residence and is equally adapted for a scholastic institution, hotel, convalescent home or hospital, being in excellent order and ready for immediate occupation, part having been used as a ladies' boarding school. Electric light, water (h. and c.), central heating and modern sanitation throughout; fifteen minutes' walk from town and 20 minutes from beach and up-to-date bathing pool. Jersey climate mild and equable. No income tax, other charges low. Immediate possession.—All further particulars of G. F. D. LE GALLAIS, Solicitor, 6, Hill Street, Jersey.

KNIGHT, FRANK & RUTLEY AND WALTON & LEE

THE ESTATE SALE ROOMS, LONDON, W. 1.

BY DIRECTION OF EXECUTORS.

SUSSEX

BETWEEN TUNBRIDGE WELLS AND HASTINGS.
One-and-a-quarter miles from the Village of Burwash; four miles from Etchingham Station.
 300 FT. ABOVE SEA LEVEL.



THE FREEHOLD RESIDENTIAL PROPERTY,
 HEATHERLAND, BURWASH.

THE RESIDENCE contains hall, three reception rooms, nine bed and dressing rooms, bathroom and complete offices.

Coachhouse, stable and farmbuildings, cottage.

Sheltered gardens, three acres of orchard; long road frontage; in all about
29 ACRES.

To be offered for SALE by AUCTION, in the Hanover Square Estate Room, on Thursday, September 23rd, 1926, at 2.30 p.m. (unless previously Sold Privately).

Solicitors, Messrs. HOWLETT, WHITEHEAD & THOMAS, 9, King Street, Maidstone, Kent.
 Auctioneers, Messrs. KNIGHT, FRANK & RUTLEY, 20 Hanover Square, W. 1.

IN A MAGNIFICENT POSITION

500 FT. ABOVE SEA LEVEL

Under 50 minutes north of London. One-and-a-half miles from main line station.



THE RESIDENCE, in the Swiss Chalet style, commands delightful views, and is approached by a carriage drive with replica lodge at entrance; three reception rooms, seven or eight bedrooms, two boxrooms and bathroom.

Gas. Electric bells. Electric light near. Company's water.

THE GARDENS include rock garden, herbaceous borders, kitchen garden and over 1,000 fruit trees. Fine views from various points of the gardens.

Garage with pit and a number of model chicken houses; in all
THREE ACRES.

Famous golf course within two miles.

PRICE, FREEHOLD, £5,500.

SIX ACRES OF ADJOINING LAND CAN BE PURCHASED.

Further particulars of the Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (21,638.)

GODALMING.

On the outskirts of the town, on high ground, and commanding pretty views.



BRICK-BUILT AND ROUGH CAST
 RESIDENCE.

containing hall, two reception rooms, six bedrooms, bath-room, etc.

Company's electric light. Gas and water. Main drainage.

GARDEN OF HALF-AN-ACRE,
 with tennis lawn, summerhouse, etc.
 Sandy soil.

PRICE, FREEHOLD, £2,750.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (22,206.)

ON THE SURREY HILLS.

40 minutes from Town.



NEWLY-ERECTED RESIDENCE,

situate about 500ft. above sea level.
 Hall with radiator, two reception rooms, cloakroom, five bedrooms, maid's room, bathroom, etc.

Gas. Water and electric light.
 ABOUT HALF-AN-ACRE.
 Close to eighteen-hole golf course.

PRICE £2,650.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (21,387.)

MAIDENHEAD.

One mile from golf course.



GEORGIAN HOUSE WITH COTTAGE AND
 TWO-AND-A-HALF ACRES.

It stands 60 yards back from road.

Four reception rooms, nine bed and dressing rooms, bath-room, etc.

Company's gas and water. Main drainage. Telephone.
 Electric light available. Three stalls, garage.

PRICE £4,000.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1. (22,226.)

NEAR WINDSOR

On the banks of the Thames: five minutes' walk from Datchet Station.

THE FREEHOLD RESIDENCE,
 WHITE LODGE, DATCHET.



In a charming position overlooking the river to the Windsor Great Park.

THE HOUSE contains two halls, four reception rooms, fourteen bed and dressing rooms, four bathrooms and usual offices; *Companies' electric light, gas, and water, modern drainage, telephone;* stabling, two garages and man's accommodation; well-laid-out gardens with tennis lawn and partly-walled kitchen garden; in all nearly

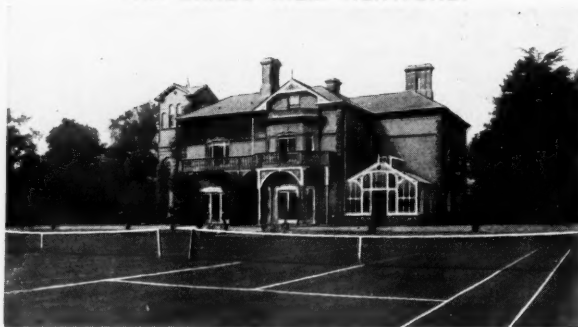
ONE ACRE.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

22 MILES FROM LONDON

THE FREEHOLD RESIDENTIAL PROPERTY,
 THE DANE'S HILL, HERTFORD.



In a pleasant position on the outskirts of the county town.

THE RESIDENCE stands in beautifully timbered grounds and all the principal rooms face south; vestibule, hall, four reception rooms and conservatory, twelve bed and dressing rooms, two bathrooms and ample offices.

ELECTRIC LIGHT. TELEPHONE. CENTRAL HEATING.
 COMPANY'S WATER. MAIN DRAINAGE. STABLING. GARAGE. GRAVEL SOIL.
 THE MATURED PLEASURE GROUNDS include tennis lawn (three courts), formal garden, shady dell, orchard and kitchen garden; in all about

FOUR-AND-A-HALF ACRES.

FOR SALE BY PRIVATE TREATY.

Agents, Messrs. KNIGHT, FRANK & RUTLEY, 20, Hanover Square, W. 1.

KNIGHT, FRANK & RUTLEY, { 20, Hanover Square, W. 1.
 AND { 90, Princes Street, Edinburgh.
 WALTON & LEE, { 78, St. Vincent Street, Glasgow.
 { 41, Bank Street, Ashford, Kent.

(Knight, Frank & Rutley's advertisements continued on pages iii., v., xiv. and xv.)

Telephones:

314
 3066 Mayfair (8 lines).
 146 Central, Edinburgh.
 2716 " Glasgow.
 17 Ashford.

W. HUGHES & SON, LTD.

Auctioneers and Estate Agents,
38, COLLEGE GREEN, BRISTOL.
Phone: 1210 Bristol. Established 1832.



WILTS

A CHARMING OLD-FASHIONED COTTAGE RESIDENCE.

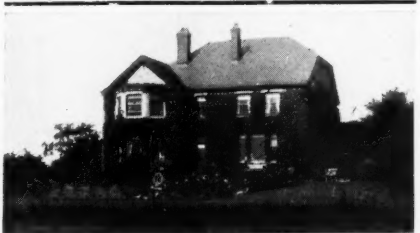
BETWEEN MALMESBURY AND CHIPPENHAM.
In beautiful country, close to church, post and telegraph.
This delightful and most attractive old-fashioned WILTSHIRE COTTAGE, modernized and added to, and in first-rate order, with telephone, acetylene gas and partial central heating; three reception rooms, six bedrooms, bath (h. and c.); good stabling, garage, outbuildings and gardener's five-roomed bungalow; delightful, well-timbered and mature grounds, including tennis lawn, orchard and paddock; in all about

FIVE ACRES.

Hunting. Golf. Fishing.

PRICE £2,900.

Inspected and strongly recommended by W. HUGHES & SON, LTD., as above. (17,281.)



GLOS

NEAR GLOUCESTER AND CHELTENHAM. A VERITABLE SUNTRAP

This attractive modern COUNTRY RESIDENCE, built to get all sun and air, large windows, sft. wide passages, with wood block flooring, approached by drive and containing lounge hall, two reception rooms, nine bed and dressing rooms, bath (h. and c.); petrol gas, central heating, telephone.

2 OR 25 ACRES

well-timbered rich pastureland, and delightful grounds, including tennis lawn, kitchen garden, etc.; stabling, garage and farm buildings, and

FOUR GOOD COTTAGES.

PRICE, £3,000 for House and Grounds.

£5,000 for whole.

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PEMBROKESHIRE NEYLAND

SALE OF FREEHOLD RESIDENCE, OUTPREMISES, PIER, ETC.

By order of the Elder Brethren of Trinity House, consequent upon the removal of their local headquarters to Swansea.

EVANS, ROACH & CO. F.A.I. are instructed to offer for SALE by AUCTION at the South Wales Hotel, Neyland, on Wednesday, September 22nd, 1926, at 4 p.m., the vacant FREEHOLD PROPERTY, known as

TRINITY DEPOT, NEYLAND.

Superintendent's House contains three reception rooms, kitchens, four bedrooms, bathroom, four servants' bedrooms, etc.; Storekeeper's House, six roomed; very extensive stores and offices, including garage, boat stores, chain lockers, etc.; one building being 90ft. by 35ft.; three concrete oil tanks, each 3,000 gallons capacity; 140ft. pier and loading crane, with tramway track from pierhead to stores; excellent water supply and drainage. The position on the shores of the Milford Haven is ideal for residence, and as a centre for yachting, boating or fishing; it commands views for some miles of the Milford Haven, with Pembroke Dock and Neyland towns and G.W. Ry. stations within one mile. Immediate Vacant Possession will be given. Inspection is invited at any time, and arrangements to view should be made with the Auctioneers.—Fuller particulars may be obtained from the Vendors' Solicitors, Messrs. SANDILANDS & CO., 8, Coleman Street, E.C. 2; or from the Auctioneers, at their Offices, Milford Haven and Haverfordwest.

FOR SALE, "THE WHITE HALL," Tarporley Cheshire, modern COUNTRY RESIDENCE, beautifully situated in the heart of the Cheshire Forest, with extensive stabling and garages, racquet court, kitchen gardens and paddocks; total area, 234 acres. The whole of the Property is in perfect structural condition; central heating, h. and c. water in all bedrooms, electric light, excellent water. Easy access to main line London, Liverpool, Manchester and Chester. Two miles from Cheshire kennels and convenient for Delamere and Sandway Golf Courses (eighteen holes).—For full details apply Land and Estate Department, BRUNNER, MOND and CO., Limited, Northwich.

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Telephone: Newbury 145.



WILTSHIRE.—Genuine black and white RESIDENCE, in excellent condition; beamed and raftered ceilings, open fireplaces, etc.; three reception rooms, five bedrooms, bathroom and offices (three bedrooms have fitted lavatory basins); garage and buildings; pretty grounds of about three-quarters of an acre; electric light, telephone, company's water. PRICE £2,250 ONLY.—Inspected and strongly recommended.—Owner's Agents, THAKE & PAGINTON, Newbury.

JAS. W. SLACK

AUCTIONEER AND ESTATE AGENT,
Phone, Oxted 9. OXTED, SURREY.

OXTED (close to Tandridge Golf Links, about three-quarters of a mile from Oxted Station, and within easy reach of Limpsfield Common).—For Sale, an attractive HOUSE of character, standing in about one acre of charming fully matured grounds. The accommodation comprises on the ground floor: Tiled hall, lavatory and cloak room, dining room 19ft. by 15ft., drawing room 20ft. by 12ft. 6in., study, well-arranged domestic offices, including pantry (h. and c.), kitchen, scullery, larder, etc. On the upper floor are six good bedrooms, bath (h. and c.), w.c., linen cupboard and boxroom; Company's water and gas, main drainage, electric light available. Price, Freehold, £2,000, or near offer.—JAS. W. SLACK, as above.

LIMPSFIELD (half a mile from Station, and within easy reach of common and Tandridge Golf Links).—For Sale, newly erected detached RESIDENCE, containing hall, three reception rooms, four bedrooms, bath (h. and c.), usual offices; Company's water, electric light, gas, main drainage. Price, Freehold, £2,200.—Apply JAS. W. SLACK.

LIMPSFIELD COMMON (adjoining golf links and about one and three-quarter miles from Oxted Station).—A well-built picturesque RESIDENCE, standing 500ft. above sea level and containing two reception rooms, six bedrooms, bath, etc.; good offices; cottage adjoining, about one acre of exceptionally pretty grounds, including tennis lawn; Company's water, electric light, modern drainage. Price, Freehold, £4,000, or near offer.—JAS. W. SLACK, as above.

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TO BE LET FURNISHED FOR A TERM OF YEARS.

A CHARMING XVIII CENTURY RESIDENCE

in a small park and occupying a high but sheltered position with southern aspect and good views, about 57 miles from London, near a main line station.

Fifteen bed and dressing rooms, three bathrooms, five reception rooms, entrance hall and ample offices; stabling for five or six, garage and room over; electric light, central heating, excellent water supply, telephone.

Very pretty GARDENS and GROUNDS, well timbered, with TENNIS LAWN, walled kitchen garden and glasshouses, woodlands and pasture about

600 ACRES,

affording good ROUGH SHOOTING; hunting and golf available.

For further particulars apply

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BORDERS OF BEDFORDSHIRE AND HERTFORDSHIRE

JUST OVER AN HOUR FROM LONDON and three-quarters of a mile from a station in a good social district.

TO BE SOLD, FREEHOLD.

A VERY ATTRACTIVE WELL-BUILT QUEEN ANNE RESIDENCE.

in about 130 acres of parklands, approached by three drives, with lodge entrances.

Entrance hall, five reception rooms, about 20 bed and dressing rooms, five bathrooms, usual domestic offices, and laundry with living rooms over; electric light, central heating, Company's water, telephone, good garage; stabling and four cottages; charming pleasure gardens and grounds, tennis court, walled kitchen garden, ornamental water and woodlands; HOME FARM with farmhouse, cottages, and buildings, now Let on yearly tenancy; in all about

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Hunting and golf available.

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LOFTS & WARNER, 130, Mount Street, London, W. 1.



STUART HEPBURN & CO.

39-41, BROMPTON ROAD, KNIGHTSBRIDGE, S.W. 3
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WINDSOR-SUNNINGDALE AREA.

(Under one hour Town).

A GENTLEMAN'S MINIATURE ESTATE with an ideal setting. Six bed and dressing rooms, three reception, bath and good offices; ELECTRIC LIGHT, CENTRAL HEATING, CONSTANT HOT WATER, TELEPHONE. COTTAGE, fine barn, garage; tennis; and small home farm. TO BE SOLD with SIX (or nine) ACRES.

OWNER GOING ABROAD.

A REAL BARGAIN.

FURNISHED HOUSES TO LET

DORSET.—To LET, Furnished, for winter months, HOUSE, with every convenience, standing in own grounds of one acre; eight bed, three reception rooms, good offices; phone, wireless; garage; garden; one mile station; lovely views; £8 ss. per week.—"A 7380," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

TO BE LET, Furnished, for a term of four or five months from November, well-equipped modern RESIDENCE; four large sitting rooms and lounge hall, ten bed and dressing rooms, three bathrooms, nine servants' rooms, good domestic offices; central heating, electric light, telephone; garage for two cars, stabling, four boxes, three stalls, harness room, five-roomed gate lodge, furnished; hunting Essex Hounds and East Essex; rough shooting over 133 acres; golf links four miles, Chelmsford Station three miles, 40 minutes from Liverpool Street Station; village and church near; owner might Sell property.—Apply ALFRED DARBY & CO., 97, High Street, Chelmsford. (Tel. No. 2 Chelmsford.)

TO LET, Furnished, old thatched COTTAGE on Berkshire common, one hour Paddington; two sitting rooms, four bedrooms, kitchen, bathroom; garage; garden; near golf. Six months, from September 15th, or longer.—"A 7384," c/o COUNTRY LIFE Offices, 20, Tavistock Street, Covent Garden, W.C. 2.

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FREEHOLD, £2,800

FAVOURITE RESIDENTIAL AND SPORTING NEIGHBOURHOOD.

Six miles from main line station ; 45 minutes from Town.

SEVEN BED AND DRESSING ROOMS, DAY AND NIGHT NURSERIES, BATHROOM,

THREE RECEPTION AND BILLIARD ROOMS.

PRETTY GARDENS, WITH TENNIS LAWN, TOGETHER WITH PASTURELAND ; IN ALL ABOUT

FIVE ACRES

(MORE LAND IF DESIRED.)

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CHILTERN HILLS

NEARLY 300FT. UP. Only one mile station. London 55 minutes.

FREEHOLD FOR SALE of most perfectly appointed picturesque RESIDENCE in grounds of **OVER SIX ACRES**. Twelve bedrooms, three bathrooms, three reception, oak hall ; CENTRAL HEATING, ELECTRIC LIGHT ; HARD TENNIS COURT ; MAIN WATER. Also an extra eleven acres and two cottages available. **UNIQUE FOR WEEK-END RETREAT OR FOR BUSINESS MAN. FINE GOLF, ALSO SHOOTING, AVAILABLE.**

Full details from personal knowledge of RALPH PAY & TAYLOR, as above.

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CLAVERDON.

CENTRE OF N. WARWICKSHIRE HUNT.

A DELIGHTFUL COUNTRY BUNGALOW, situated near Warwick, Leamington and Stratford-on-Avon, and enjoying an elevated position with glorious country views. The property is well built, and has an excellent supply of well water, pumped to a storage tank by means of a windmill. The grounds occupy an area of about **THREE ACRES** (Freehold), and consist of flower and kitchen garden, orchard (about 80 fruit trees) and two paddocks. The outbuildings include garage, double stable and two pigsties. The drainage is of the automatic septic tank type. The House is very dry, has a south aspect and is approached by a gravel curved drive 100yds. long. **TELEPHONE IS INSTALLED.**

Two reception, four bedrooms, bathroom.

About three acres land (Freehold).

PRICE £1,750.

Apply **ENGLAND'S ESTATE OFFICE** 29, Parade, Leamington.

COTSWOLDS.

Between Stroud and Cheltenham.

SYDENHAM FARM, BISLEY.



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AUCTIONEERS AND ESTATE AGENTS,
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"STONELEIGH."

ST. GEORGE'S AVENUE, WEYBRIDGE.
High ground. Railway station eight minutes. Convenient for St. George's Hill Golf and Tennis Clubs.



AN IMPORTANT FREEHOLD PROPERTY of distinctive style, stone-built and containing fifteen bed and dressing rooms, two bathrooms, large and lofty lounge hall, three reception rooms, excellent domestic offices, with servants' hall ; stone-built entrance lodge and stabling, garage and chauffeur's cottage, etc. ; matured, well-timbered and very attractively disposed pleasure grounds, tennis and other lawns, productive walled kitchen garden with glass-houses, the whole embracing an area of about three-and-a-quarter acres ; electric light, radiators, Company's water and gas, main drainage. For SALE by AUCTION, at the London Auction Mart, on October 6th, 1926, unless previously disposed of.—Illustrated particulars from the Auctioneers' Office, as above.

CHARMING HOUSE and LOVELY ORCHARD of 600 young bearing apple trees for SALE, offering an income and home by the sea, in very pretty ideal residential surroundings. Almost new seven-roomed modern brick and tile house, with beautiful views ; half a mile station, three-quarters of a mile sea ; splendid garage (brick) for four cars, outbuilding ; tennis, gardens, etc.—STEWART, Ferring, near Worthing.

DUNSFOLD (Surrey).—For SALE, with possession, £1,900, fine old FARMHOUSE, full of oak ; well situated, facing south, close to village, on edge of beautiful common, near 'bus route ; Company's water ; large reception rooms, seven bedrooms, bathroom ; one acre of land, more if required.—OWNER, "Normanhurst," Cranleigh.

SUSSEX HILLS (near Tunbridge Wells).—Brick SEMI-BUNGALOW, 450ft. up, sandstone subsoil ; charming views ; Company's water ; grounds about acre ; tennis court ; near station. Entrance hall, two reception, five beds, bath (h. and c.), kitchen, etc. ; indoor sanitation ; garage. Freehold, £1,600, or near offer ; possession completion.—"A 7385," c/o COUNTRY LIFE OFFICES, 20, Tavistock Street, Covent Garden, W.C. 2.

FOR SALE, with possession, HOUSE, in good repair ; and seven acres in four paddocks, with cottage, Oxon ; three sitting rooms, kitchen and offices, six bedrooms, two staircases (one oak) ; private fishing and drive. Suitable for gentlemen's occupation. Price, Freehold, £1,300.—Write HOLLAND, "Verona," Brill, Bucks.

ISLE OF WIGHT.—HOUSE shortly for SALE, detached ; shady lawn ; two reception rooms, study, eight bedrooms and dressing room, bathroom (h. and c.), conservatory, usual offices ; ten minutes from Catholic and Anglican Churches and sea.—Apply OWNER, "Bourne House," Totland Bay.

FOR SALE, NORMANDY. desirable COUNTRY RESIDENCE, 3½ Fécamp, sk. Etretat ; three reception, three bedrooms, bathroom (h. and c.), attic and cellar, usual offices ; ample stabling and garage ; electric light, central heating ; beautiful wooded garden, two acres. Price £2,000.—M. PASSMORE, Place Thiers, Fécamp, France.

BEAUTIFUL OLD GABLED TUDOR FARMHOUSE, nine rooms, three attics, quantity of old oak including carved canopy bedstead dated 1663 ; grounds with two pairs of ancient stone-capped entrance pillars ; water laid on from company's main on estate. For SALE with 160 acres, principally pasture and some woodland with quantity of valuable timber, or with 100 acres only. For disposal by Private Treaty or by Auction at Stroud, on September 17th, 1926.—C. F. MOORE, ALLEN & INNOCENT, Auctioneers, Cirencester, Glos.



LINGFIELD, SURREY.

TO BE SOLD. Attractive Freehold COUNTRY RESIDENCE, commanding beautiful views, one mile from station and convenient for Town ; three reception rooms, four good bedrooms and three small bath and domestic quarters, all in excellent order ; the grounds of four acres contain a detached picturesque cottage, lawns, garage, greenhouses, etc. ; Company's gas and water laid on. Vacant possession. Price £3,300, or offer.—W. B. & Co., Leadenhall Buildings, E.C. 3.

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LONDON, RUGBY, OXFORD AND BIRMINGHAM.

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BUCKS.

ADJOINING FAMOUS GOLF COURSE.

A N EXCELLENT MODERN RESIDENCE of picked elevation, two miles from main line station, 250ft. above sea level, surrounded by well-timbered grounds on gravel soil. Accommodation, three good reception rooms, study, eleven bed and dressing rooms, two bathrooms, and complete offices with servants' hall; two garages, stabling, engine house for electric light, and a good cottage.

THE GARDENS AND GROUNDS comprise in all about SEVEN ACRES.

But the House would be Sold with less land.

PRICE FOR WHOLE, £6,500.

Details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 3634.)

COTSWOLD HILLS.

IN A GOOD HUNTING DISTRICT.

A CAPITAL SMALL RESIDENTIAL ESTATE of about 127 ACRES, including the very comfortable Residence on two floors, about 570ft. above sea level, with glorious views south and west. The accommodation comprises four reception rooms, billiard room, ten bed and dressing rooms, bathroom, etc.; seven loose boxes, garage and other buildings.

VERY BEAUTIFUL TIMBERED GROUNDS.
Farmhouse and farmery.

PRICE FOR THE WHOLE £7,000.

Photos with JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 3354.)

IN THE CENTRE OF THE WARWICKSHIRE HUNT.



C HARMING RESIDENCE, seated on high ground about 400ft. above sea level and commanding most extensive views over delightful country. Accommodation, lounge and inner halls, four reception rooms, nine principal bedrooms, three bathrooms, and five servants' bedrooms.

CENTRAL HEATING.
ACETYLENE GAS.
GOOD WATER SUPPLY.
PRIVATE DRAINAGE SYSTEM.

Delightful gardens and grounds, excellent stabling for ten, farmery, two garages for four cars, ten cottages, several enclosures of rich old turf and allotment field; the whole extending to about

SIXTEEN ACRES.

For SALE at an exceptionally moderate Price, £6,000.
Further particulars of JAMES STYLES & WHITLOCK, Estate Offices, Rugby.

BERKSHIRE.

IN A HIGHLY FAVOURED DISTRICT.

A SMALL RESIDENTIAL ESTATE of 36 ACRES, with a substantial House, containing central hall, four reception rooms, thirteen bedrooms, three bathrooms, and complete offices.

MAIN WATER SUPPLY AND ELECTRIC LIGHTING.

THE GROUNDS include a hard tennis court; good stabling, garage and lodge.

PRICE FOR THE WHOLE, £7,500,
or with six acres only, £6,000.

Details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 5393.)

SUSSEX.

WITHIN EASY REACH OF THE COAST.

A MOST ATTRACTIVE RESIDENTIAL AND AGRICULTURAL PROPERTY, or the House will be SOLD with five acres only. The accommodation comprises oak-panelled vestibule, hall, five reception rooms, twelve bedrooms, and three bathrooms; electric lighting and all conveniences, including lavatory basins in principal bedrooms; the complete home farm possesses an excellent range of buildings in first-rate order; the whole comprises an ideal farm for gentleman's occupation. Price for the total area of 175 acres, £7,500, or with five acres only by arrangement.

Details of JAMES STYLES & WHITLOCK, 44, St. James' Place, London, S.W. 1. (L 3806.)



A CHARMING SUSSEX RESIDENCE.
Complete, but inexpensive to maintain.

SUSSEX (Battle three miles, Hastings six miles, Eastbourne fourteen miles).—A delightful Freehold medium-sized COUNTRY RESIDENCE occupying a beautiful position high up with uninterrupted views to the south coast, containing old oak-panelled hall and dining room, drawing room, library, eight bed and dressing rooms, two bathrooms; charming gardens and lawn; garage, stabling, buildings, gardener's cottage, oast house, pasture and plantation, in all about 20 acres. Price £4,250. Vacant possession. Additional pasture and woodland up to 90 acres can be purchased. —Particulars from DENSHAM & LAMBERT, 23A, Savile Row, London, W. 1.

COUNTRY HOUSES TO LET (in beautiful unspoilt part of Sussex).—An unique ESTATE of thirteen picturesque small Country Houses, constructed on the lines of an Oxford quadrangle; accommodation, two rec. three to five beds; modern conveniences; facilities for sport. To be LET on Lease at rents between £60 and £100 per annum. —Particulars from HUGHES & NORTON, LTD., 5, Pall Mall, S.W. 1.

SALES BY PRIVATE TREATY. FARMS.

SHERINGTON (near Newport Pagnell, Bucks).—The HOME FARM, 137 acres, of which 42 arable; capital buildings, on good road. Stone-built, Manor type of House, with good entrance; two sitting rooms, five bedrooms, boxroom, and usual offices. Freehold. Possession October.—Apply STORY & STEAD, Land Agents, 7, St. James's Square, Manchester.



**PICTURESQUE NORTH ESSEX
GREAT CHESTERFORD.**

MESSRS. CHEFFINS will offer for SALE by AUCTION at the Lion Hotel, Cambridge, on Friday, September 10th, 1926, at 4 o'clock in the afternoon, a moderate sized well-built COUNTRY RESIDENCE, known as "Haslemere" (two reception, five bedrooms, bathroom, h. and c. water, inside sanitation). Approached by carriage drive; well matured and tastefully laid out grounds, kitchen garden, orchard, paddock extending to about five-and-a-half acres; ten minutes walk from main line station L.N.E. Ry., one-and-a-half hours London, eleven miles from Cambridge, sixteen Newmarket; with vacant possession.—Particulars and conditions of sale may be obtained of Messrs. ELLISON and Co., Solicitors, 5, Petty Cur, Cambridge, or with orders to view from Messrs. CHEFFINS, Auction and Estate Agency Offices, Saffron Walden.

IN MINIATURE PARK OF NINE ACRES.

SUFFOLK.—Delightful old COUNTRY RESIDENCE of character, in centre of beautifully timbered grounds; three reception, five or six bed, bath (h. and c.); garage, stabling; good kitchen garden, moat, three paddocks; great sacrifice at £1,750.—WOODCOCK & SON, Ipswich.

SACRIFICIAL PRICE. QUICK RUN LONDON.
DELIGHTFUL PLEASURE FARM adjoining fine boating river in beautiful Constable's country; 100 acres mostly pasture; attractive Residence, bath (h. and c.); lovely views; buildings, cottages; good sporting; bargain at £2,750; possession.—Photos, etc., of WOODCOCK & SON, Ipswich.

COTTAGE STYLE RESIDENCE OF UNUSUAL CHARM AND UNIQUE DESIGN.

SUFFOLK COAST (near Southwold).—Romantically situated, with glorious country and sea views; lounge hall; two delightful reception, study, five or six bed, two bathrooms; constant hot water, electricity available; garage; pretty secluded garden. Freehold 2,000 guineas.—Photos, etc., WOODCOCK & SON, Ipswich.

SUFFOLK, NEAR IPSWICH.—Delightful old Tudor RESIDENCE and FARM, very fine early Tudor oak panelling; charming old-world grounds entered through a fine old carved stone gateway; interesting historical associations; good sporting; ample buildings, cottages and 100 acres (nearly half pasture). Price Freehold £4,750; early possession.—WOODCOCK & SON, Ipswich.

AT AN ENORMOUS SACRIFICE.
EAST DRIVE SUFFOLK COAST.—Delightful old RESIDENCE and PLEASURE FARM; fine billiard room, two other reception, seven bed, two baths; electric light, 'phone; much beautiful old oak; ample buildings; 40 acres in all. Freehold £2,100.—WOODCOCK & SON, Ipswich.

OVERLOOKING OLD-WORLD SUFFOLK TOWN.—Delightful RESIDENTIAL FARM, 167 acres; charming old House with much exposed oak and panelling; bath (h. and c.); buildings, cottages; £3,750 or near offer.—Photos, etc., WOODCOCK & SON, Ipswich.

A SENSATIONAL BARGAIN.

BUCKINGHAM (five minutes station).—Delightfully situated COUNTRY RESIDENCE in grounds of two acres, approached through avenue of trees; three reception, six bed, bath (h. and c.); modern conveniences; garages, stabling. Freehold, £2,500; possession.—Photos, etc., WOODCOCK & SON, 20, Conduit Street, W. 1.

SAME HANDS 70 YEARS. LONDON 31 MILES.

BETWEEN DORKING AND HORSHAM.—A gentleman's choice ESTATE of 145 acres (mostly pasture, sixteen acres wood). Attractive XVth or XVIth century House, with fine old oak and interesting features; old-world garden, fish pond and stream; homestead and entrance lodge. Freehold, £7,500.—WOODCOCK & SON, 20, Conduit Street, W. 1.

SURREY-SUSSEX BORDERS.—Delightful old-world RESIDENCE, beautifully situated with panoramic views; three reception (minstrels' gallery), eight bed, two bath; very charming old oak doors, floors, etc.; Co.'s water, electric light and 'phone; farmery, cottages; 240 acres, mainly grass, with stream; £10,000.—Photos, etc., WOODCOCK & SON, 20, Conduit Street, W. 1.

HUNTING SIX DAYS A WEEK.

BUCKS.—NORTHANTS BORDERS.—Ideal RESIDENCE or Hunting Box, 500ft. up with superb views; lounge, three reception, nine bedrooms, two baths; electric light, modern drainage; ample stabling and garage; choice well-kept grounds, 6 acres; £3,500.—Inspected and recommended.—WOODCOCK & SON, 20, Conduit Street, W. 1.

TO LET, PARK HALL, Great Bardfield, in the heart of Essex; facing south, on gravel soil; seven miles from Baintree and five from Rayne stations; approached by drive through park; containing four reception rooms and conservatory, eight bedrooms, bath, and usual offices; gardener's cottage, stables and garage, rookery; asphalt tennis court and greenhouses, eleven acres pasture; excellent water supply, lake and fishing; Essex and East Essex House; rent £150; possession at once.—T. BRADBRIDGE, Great Bardfield, Baintree.



STOWFORD (CHITTLEHAMPTON, DEVON); three-and-a-half miles from Umlerigh, five miles from South Molton, eight miles from Barnstaple.—A Gentleman's FARMING ESTATE, including the excellent stone-built Residence with large hall, three reception, nine bed and dressing, two bathrooms, good offices with servants' hall; bailiff's Home with hall, two sitting rooms, kitchen, four bedrooms, bathroom; electric light and central heating; splendid range of buildings capable of holding a large head; 20 enclosures of rich feeding pasture; CAPABLE OF MAINTAINING A PEDIGREE HERD; woodlands, etc., in all about 144 ACRES, FREEHOLD; which will be SOLD by AUCTION by Messrs.

EWART, WELLS & CO., F.A.I., at the London Auction Mart, on September 15th next, unless previously disposed of privately.—Solicitors, Messrs. CHARSLEY & REYNOLDS, Mackenzie Street, Slough, Bucks. Auctioneers, Messrs. EWART, WELLS & CO., 11, Bolton Street, Piccadilly, W. 1.



COTSWOLDS.

OWLPEN OLD MANOR (near Uley).—A small Tudor MANOR HOUSE of exceptional beauty and interest, now carefully repaired; three reception, ten bed and dressing rooms, three baths; electric light, central heating; garage for two cars, farmbuildings; water mill.

COTTAGE.

NINE-AND-A-QUARTER ACRES.

JEWSON, Sapperton, Cirencester.

WEST'S ESTATE AGENCY

EAST GRINSTEAD.

EAST GRINSTEAD.—Beautiful Freehold RESIDENCE and grounds four-and-a-half acres; central heating, electric light; £5,750; vacant possession; large hall, three large reception, nine large bedrooms, bathrooms, comfortable convenient domestic offices; garage, cottages and good outbuildings.

GENTLEMAN'S FREEHOLD DETACHED RESIDENCE, easy distance from station; £1,780, immediate vacant possession; three reception, six bedrooms, bathroom, usual domestic offices; garage, conservatory, garden.



ISLE OF WIGHT

LONDON 92 MILES (THREE-AND-A-HALF HOURS).
IN A PRETTY SEASIDE TOWN.

BEAUTIFUL CASTLE

TOWN WATER. GAS. ELECTRIC.
MODERN SANITATION. GOOD REPAIR. LODGE. DRIVE.

FINE PALM HOUSE.

SWIMMING BATH. TWO COTTAGES. TENNIS COURT.

Five reception, about 20 bedrooms, three baths, well-arranged domestic offices. Has been home of Royalty and later of distinguished Americans, including "John Oliver Hobbes."

BEAUTIFUL SCENERY.

WARM CLIMATE. VERY HEALTHY.

Near golf, yachting, tennis clubs, etc. Absolute privacy. LOW RATES.

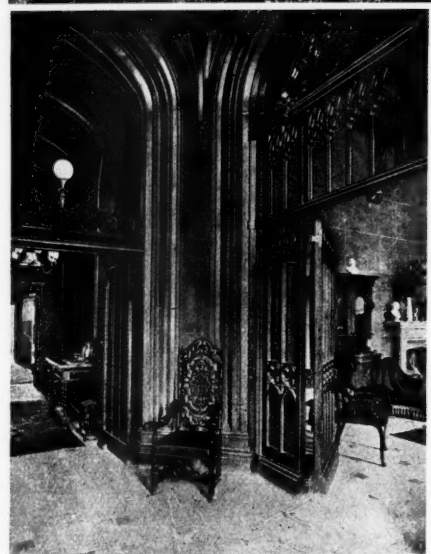
ORIGINALLY COST ENORMOUS SUM.

NOW ONLY £19,000

FOR ABSOLUTE FREEHOLD AND 23 ACRES OF MARVELLOUS WOODED GROUNDS.

(See "Almost Fairyland," by J. M. R., also book published on the Castle by Marsh.)

Further particulars from Sole Owner, J. A. S., 127, King's Avenue, London, S.W. 4.



ENTRANCE HALL.

IN THE BEST RESIDENTIAL QUARTER OF

RYDE, ISLE OF WIGHT

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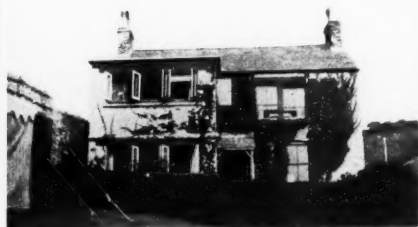
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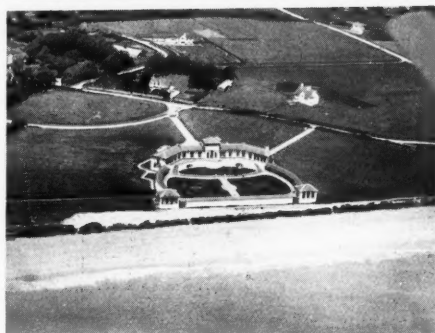
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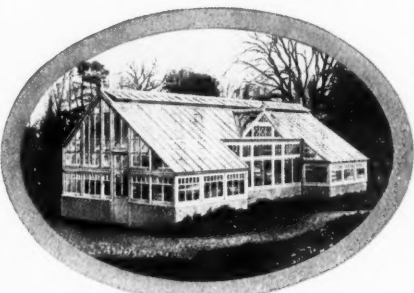
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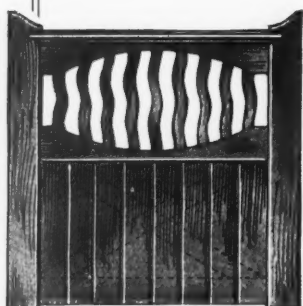
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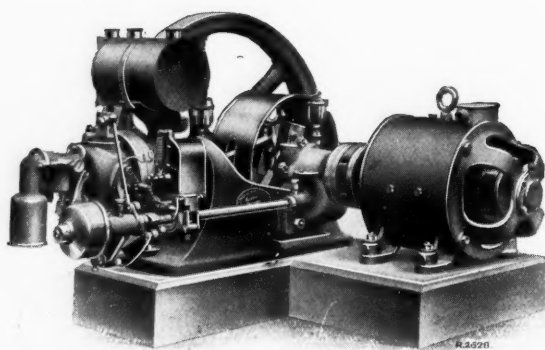
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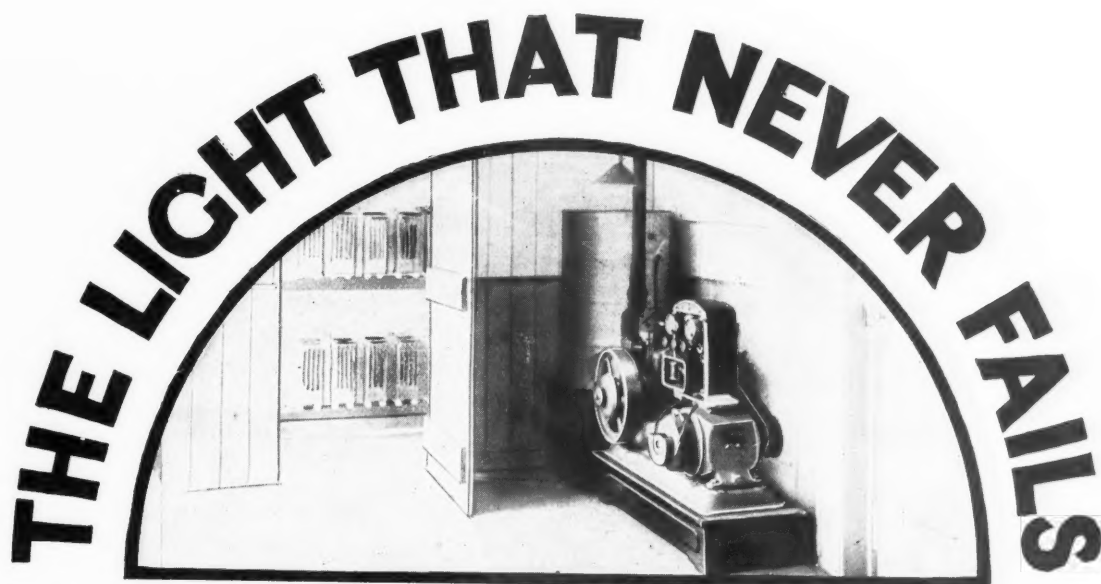
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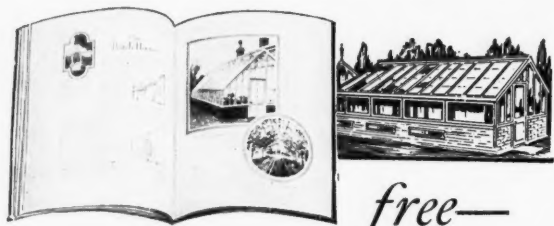
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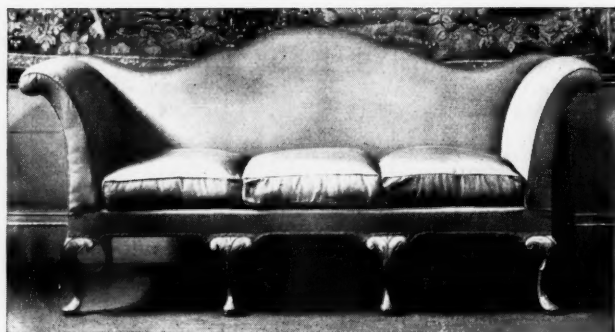
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THE HON. STELLA WYNN.

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COUNTRY LIFE

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The Village Shop

IT is, possibly, a good many years ago to-day since, with a lady of mature years for escort, you first pushed your uncertain way through the little gate, swinging on rather squeaky hinges, which allowed you access to the garden path that led to Mrs. Hunnybun's shop. Mrs. Hunnybun was, let us say, the postmistress. That is to say, she sold stamps and brandyballs, the one, in your opinion, an excellent excuse for the other. The garden was full of fragrant musk—it is no longer fragrant nowadays—and flame-coloured nasturtiums strayed about with a conscious air of neglect. Before the door nodded and swayed the elaborate bells and tassels of two monstrous fuchsias, far out-topping your head. You can still remember, it may be, the mingled smells of that delightful shop: the sweetness of apples drying in a large bin, the perfume of coltsfoot rock, the faint aromatic background of clove and allspice. You remember, too, the dim light that filtered into that shop-parlour through the leaded bottle green panes of the casement windows; and you have not forgotten the excellent value of Mrs. Hunnybun's merchandise. Mrs. Hunnybun's was, of course, the ideal village shop, and, for all you know, it may still exist. But round the corner, long ago, began to grow up horrors of glaring red brick and galvanised iron, places which used methods far different from Mrs. Hunnybun's peaceful persuasion, and whose appearance corresponded with the qualities of their contents and the morals of their owners.

Since then things have gone from bad to worse. Our villages have been invaded by the great multiple shops from the cities, controlled and managed by "foreigners" with no interests in the neighbourhood or knowledge of the people, and to-day we have Mr. Cecil Harmsworth turning the tables by writing to the *Times* to point out that the great "multiple" firms have an opportunity to revert to something more nearly approaching the ideals of Mrs. Hunnybun.

Since "multiple" shops must continue to be, and not all the King's horses and all the King's men can drive them back to the town again, it is worth while to consider what Mr. Harmsworth proposes. It is, roughly speaking, that these large corporations, being in a far better position than the local shopkeepers to put up comely and appropriate buildings in our villages, should be encouraged by all possible means to do so, and urged to employ good architects and erect premises in harmony as far as may be with the buildings and streets of our historic towns and villages. Mr. Harmsworth adduces instances where this is being done already. It is not easy, however, to suggest lines upon which the beautification of the multiple shop should proceed. The great banks, with their thousands of branch buildings, are in an even better position as builders and patrons of architecture to mar or make the beauty of our country towns and villages than are the multiple shops. So far they have not been very careful of their stewardship. They have sometimes been accused of handing over their banks by fifties and hundreds to specialists in fittings and stereotyped façades. There is, probably, many a chance being lost here of employing the hundreds of well trained young and enthusiastic architects to whom a single branch bank or shop would be a great commission on which endless care and thought would be spent.

But, in any case, what kind of shop should our multiple firms erect? They, obviously, cannot carry on their trade in the narrow bounds of Mrs. Hunnybun's parlour. But they have three other possibilities. They may put up purely modern buildings of a style so unremarkable as not to appear incongruous in their historic surroundings, or they may put up a "faked" building in keeping with the preponderating style of architecture of the town or village. Or, finally, they may, by careful reconstruction, make the best possible use of already existing buildings. Some time ago we published a letter calling attention to the new National Provincial Bank at Ludlow, which is an oak-framed replica of a half-timbered house, faces the half-timbered Feathers Inn, and is in "harmony" with a great many of the older buildings of the town. It was subsequently pointed out that this building, in fact, had been entirely constructed out of old materials, and consequently that much interesting extant work must have suffered to find the materials. Even apart from this fatal drawback, the construction of modern utilitarian buildings in an out-moded style the use for which is past seems a thing to be deprecated. The third method which we have mentioned sounds much more promising. Old timbered buildings may not repay restoration for the purposes of banks and shops, but there are many eighteenth century houses—often half derelict—in our country towns and villages which could be restored and turned to more utilitarian purposes than those for which they were intended. Many have been almost ruined already by attempts at "conversion" in Victorian days, when their Georgian windows were ripped out to make way for shop fronts of plate glass. But their original character could easily be restored, given the proper knowledge and craftsmanship, and some, at any rate, of the character of Mrs. Hunnybun's parlour be given to the hygienic and aseptic emporium of to-day.

Our Frontispiece

OUR frontispiece this week is a portrait of the Hon. Stella Wynn, who is the only child of Lord and Lady Newborough.

* * It is particularly requested that no permission to photograph houses, gardens or livestock on behalf of COUNTRY LIFE be granted, except when direct application is made from the offices of the paper.



COUNTRY NOTES

THE general public, which is to-day the motoring public, desire to see the heavy motor coach traffic far more rigidly controlled. These huge vehicles are not only often a nuisance on the main roads, but they are an active danger to other road users when they frequent narrow country lanes only negotiable by a single line of traffic. In summer, in parts of Devon, residents are never certain of being able to get to the distant railway stations in time to catch a train. They may meet a fleet of motor coaches, and be delayed for three-quarters of an hour or more. Even if one is going in the same direction, a wide-built, fast motor coach is an ugly customer to pass. They hold the crown of the road, and they are not always obliging. Their bulk fills the whole view, and oncoming traffic cannot be seen. The whole question of heavy traffic needs drastic control. Latterly, both motor coaches and the steam wagons and trailers have been accustomed to drive at speeds which are not suitable to this type of vehicle, and which encroach on the rights of the great majority of road users. The present legal twelve-mile limit is never adhered to, and the resultant damage to roadways from high-speed monster coaches is a serious expense to local authorities. The remedy lies in rigid control. The size and width of coaches must be limited. The speed limit should be raised to fifteen miles an hour, but any excess of speed should be drastically dealt with and a great many small roads should be closed to coach traffic entirely.

AFTER the overwhelming thrill of the Test Match, the interest in the County Championship was comparatively faint. Yet the finish between Yorkshire and Lancashire was bound to be a close and exciting one. The man in the street would have been more warmly interested if he understood the rather complex system of reckoning, which he seldom does, and, secondly, if the winning or losing was not a matter of decimals, which seem somehow inappropriate to cricket. For some time Lancashire led Yorkshire by a very short head, and it was obvious that if they could only defeat Notts they must win. This is rather a remarkable state of things, for Lancashire has lost two matches and Yorkshire is undefeated. On the other hand, the Yorkshiremen have been rather too much inclined to "play for keeps," to stay in rather than to get runs, to keep down the runs rather than to get wickets. Admittedly, they have been at a disadvantage through the Test Matches, which have robbed them on several occasions of some of their strongest players. Still it is rather more entertaining to have a change of champions, and the average southerner, will congratulate Lancashire on her victory.

THE Boys' Golf Championship appears to have excited a good deal of interest and to have produced some good golf. It is not an event with which everyone sympathises.

When one of the favourites was very heavily beaten, a sturdy old Tory remarked, "It will do him good. It would do them all good to be beaten by nine and eight." This is, perhaps, a severe judgment, and the only thing, it seems, of which complaint can obviously be made, has been the absurd demonstration made over some of the victors. Last year's winner was greeted at his native town by the Provost and the Pipe Band and crowned with laurels, a ludicrous proceeding, whether the winner was seventeen years old or seventy. It may be hoped that the inhabitants of Leven, whence comes this year's winner, will show more sense. This young gentleman, Mr. McRudie, appears to have played both skilfully and courageously and to have fought his way through a series of hard matches. Scotland nearly always provides the winner of this tournament and is still far more of a golfing nursery than is England. The young Scot "breathes the game into his growing frame," in a way to which the young Englishman has not yet attained.

THERE has, of late, been much solemn talk in Parliament and elsewhere of agricultural surveys. Evidently, the Ministry of Agriculture thinks this has been too solemn, for they now announce that there is to be another—a *walnut survey*. But, alas! we find no frivolity is really intended—no mention is even made of the time-honoured association between walnuts and port. The survey is part of a serious and praiseworthy attempt to make the home-grown nut compare more favourably with its foreign rival. Mr. Howard Spence of Southport, we learn, has examined on behalf of the Ministry no fewer than 160 samples for the last two years, and he wants to examine still more. He found most English trees sadly below standard. Of a dozen or so fairly good strains only one was deemed worthy of wider distribution. Apart from such considerations as size, colour, shape and flavour, the important quality is absence of shrinkage. The tendency to shrink can, apparently, be caused by either an excess of moisture or a deficiency of oil in the kernel. We trust that a benevolent government will not insist on Mr. Howard Spence and his co-workers trying to appreciate the true flavour of 160 samples (or more) of walnuts without providing them with 160 samples (or more) of the usual accompanying beverage.

HAMPTON COURT IN SUMMER.

Tiberius and Nero look from the Palace gate
Across the bridge where griffins and crowned beasts await—
Holding the battered scutcheons of proud, once-potent
Kings—
The ever-changeless changes which Time bears in his wings.

Where knights and silken ladies loved in old dreaming days,
Dallied at tilt or tennis, or lost them in the maze,
New generations wander, and dream the same old dream,
Of dim lost legions mirrored in the inconstant stream.

Cold stand the walls, and cruel, whence Roman Cæsars gaze,
Brooding o'er fair Queens' terrors, dead laurels, withered
bays,
Yet loveliness more lovely springs from old pain and gloom,
And waters flow still brightly, and brightly roses bloom.

ALFRED TRESIDDER SHEPPARD.

WHAT is the level of technical efficiency and originality of design to be found among the students in our art schools to-day? The Royal Society of Arts have recently held their annual competition of Industrial Designs, and the reports of the judges contain some interesting, if rather disquieting, observations. They agree that in some departments the standard of technical efficiency is high, but in many others they find a great lack of originality of design. In several sections prizes were not awarded because no individual design attained the all-round standard of excellence or originality required. In the pottery section the judges note that "lack of appreciation of material is still prominent." In the dress fabrics section, while taste has improved, many designs belonged to the 'eighties of last century and the *nouveau art* of Vienna. Still odder was the fact that, in designing furniture for modern rooms, the competitors should have completely ignored the occupations

and fashions of to-day. Only one reception room was provided with a piano, and there were no wireless cabinets and no gramophone cases! Indeed, apart from a *tour de force* in red lacquer, "perhaps only suitable for a bedroom in Scotland facing due north," there seems to have been little of interest in the furniture sections. This all sounds a little disquieting, if it truly represents the output of our art schools, especially when we think of the present State expenditure on such technical education. The competition is, however, in its infancy, and may not yet be getting the best work. We shall look forward with interest to the next year's report.

WE have, for many years, pointed out how greatly handicapped is British agriculture by the lack of a standard pig, such as is produced in Denmark. The Danish standard pig has enabled the Danes to help themselves to something like 85 per cent. of our bacon trade. The majority of English pigs sent to the bacon factories in this country are unsuitable for the best trade. And while this fact is well known and universally deplored, it has, so far, been impossible to get the necessary unanimity of action. The National Pig Breeders' Council has long been considering this and kindred problems, and no organisation is better qualified to lead the way to the consolidation of breeders and feeders into one strongly organised body. It is, therefore, most reassuring to learn that the existing body, as the result of prolonged discussions with other bodies throughout the country, is shortly to be expanded into the National Association of Pig Industries, which is to include all British pig societies and clubs as well as those interested in the British bacon factories and the curing, handling and marketing of British pigs. This is a sound step in the right direction. Too many of our pedigree breeders have been side-tracked by the perpetuation of breeds which fail to breed true to type. It is the pig, and not the pedigree, which counts in this matter, and if the consumer is to be satisfied, a considerable amount of disciplined action on the part of breeders is necessary. They must be prepared to co-operate with the factory and the retailer.

THE Report of the Standing Committee on River Pollution, dealing with last year's activities of the experimental station at Alresford, admits the melancholy lack of knowledge of fish diseases which still hampers the work. It might go farther and say frankly that English scientific research is astonishingly out of date on the whole subject of fresh-water biology. We know enough to keep our drinking water supplies fairly free from contamination, but the life cycle of under-water life from single-celled protozoa to the crustacea and insects which form the diet of our fresh-water fishes is not yet worked out. In the same way, we know little about the diseases of fish. For modern knowledge of these matters we are obliged to turn to American and German sources. Expert scientific research is necessary, but the paid scientific staff available is inadequate, and it will be years before progress can be made. On the other hand, there are many field naturalists and microscopical clubs in existence whose members would gladly undertake as an honorary task the routine work of observation on the seasonal occurrence of plankton organisms in our rivers. Exact knowledge is wanted, and the Committee would do well to enlist the help of voluntary workers and outline a useful scheme of work to be followed. Not only would this work be directly useful, but it would be most valuable as a means of arousing direct intelligent local interest. Pure water is a national asset, and angling a truly democratic sport which gives pleasure to tens of thousands of our fellow-citizens.

THE unreasonable ban against timber houses imposed by building regulations is, at length, being removed by local authorities all over the country. The obvious advantages of using such an economical material were formerly countered by fear of fire and by mistrust of its durability. Since 1924 the first objection has been weakened by the favourable report of the Royal Commission on Fire Prevention, which advocated the removal of certain old restrictions.

And lately the erection of timber houses by several authorities—for instance, by the L.C.C. at Becontree, where Norwegian and Swedish methods have been demonstrated—has shown what perfectly good houses can be made from wood. Nobody who knows Switzerland, or America, for instance, can deny the claims of wood as a pleasant and durable material, while timber buildings are among the oldest in England. *Pisé*, or rammed earth, is another method of building, traditional in those parts of England where the right sort of earth is found, that has been unjustifiably frowned on by authorities. *Pisé* walls, protected from damp by a roof and a rendering in cement, will last for centuries.

THE discovery of a baby seal in a pond on Hampstead Heath is as intriguing as the best of detective novels. These ponds are crowded places. Dogs splash in them; children, reckless of the heath keeper's menacing whistle, paddle or brazenly squatter naked in the shallows; lowly but optimistic anglers watch their floats and hope against hope for a guileless fish; and then, long after the Hampstead Natural History Society has published its "Fauna of Hampstead and its Neighbourhood"—enter Sammy, the Baby Seal. The Zoological Society was rather shy of the affair, possibly memories of Mr. Pickwick and sticklebacks made them dubious about seals on the Heath, but they have identified the little stranger as a "small common seal," and indicate that, whatever Hampstead may believe, they think that somebody put it there. In the meantime, Sammy, whose appealing photograph has been published among those of the most inveterate publicity hunters on the Lido, has found a good home, and eats three whiting for his breakfast. The authorities suggest a kind of secret seal traffic—"someone had a consignment of seals, and wishing to dispose of them, put them in the pond." We unseriously suggest that they escaped from a travelling circus on the Heath on Bank Holiday, and that Sammy is a true-born Londoner, and wish that seals were as common as sealskins in our London parks.

THE TINKER.

I would go to a dell in Derry
That is full of brown pools,
And quiet as an empty purse,
With grass enough on the bridge to feed a goat.

For, to sit in the grass of that bridge,
And to be making faces at the daws
Pecking their gobs in the road,
Is a soothing avocation.

And there is Mary Mullan,
With her cordial voice and no shoes,
Come to be pickin' raspberries:
They hang on the racks of the sweet hedge
Scarlet and heavy,
Like little lumps of meat
On the hooks of the butcher.

Ah, Derry, Derry!

A. E. COPPARD.

OUR road makers, no doubt, have much to learn—what science has not? But their activities during the past six years have also given them exceedingly valuable experience that cannot fail to arouse interest at the International Road Exhibition being held at Milan in September. The Ministry of Transport has arranged for numerous models of road, bridge and dock schemes, among them one of Mr. Maxwell Ayrton's Lea Valley viaduct, on the nearly completed North Circular Road. Another model will be that of a proposed tunnel from Berkeley Square to the Mall, a project that is new even to most Londoners. Italian engineers are celebrated for the wonderful gradients of their mountain roads; but most European countries could learn a lot from us about surface. Our main roads, much as we abuse the Ministry of Transport, tractors, charrs-à-bancs and the raid on the Road Fund, are the admiration of foreigners, even of Americans.

SPORTING DOGS AND FIELD TRIAL WINNERS

BY THE DUKE OF MONTROSE.



ON THE ARRAN MOORS: ISLE OF ARRAN GRIFF POINTING, IN FRONT, AND ISLE OF ARRAN GUNNER BACKING

IT is sometimes said that show dogs, like show animals of all kinds, are not good workers in the rough and tumble of everyday life. While there may be some truth in this as regards show bench dogs, I do not think it can be held a fact in respect of field trial winners.

On the show bench all sorts of fancy points are considered important, which for the most part matter nothing in actual work. Indeed, this "fancy point idea" of the show bench has often been carried to such an extent as to ruin the whole of a breed of dog. One has only to look at the Sealyham terrier as an instance. The show people brought it to such a size, and with such a huge head, that the Sealyham became a hideous and ungainly animal. Efforts are now being made to get back again to the original little dapper square set dog of symmetry and vigour. The Isle of Arran breed of Sealyhams has never altered in type from first to last, and has been remarkably successful.

In field trials things are different from show bench conditions. The trials of pointers and setters are carried out over real working ground in ordinary state, and with live birds. Points are given for capacity to find game and for steadiness in

work. A badly set ear, a short tail, etc., forfeits nothing, but chasing a hare will at once dish all chance of a prize.

Of course, there are field trial workers and field trial workers, by which is meant—there are real working dogs heavily shot over at home, which run regularly in trials, and there are also the show bench dogs which hardly ever hear a shot fired, but try now and again to capture a field trial certificate. They generally figure among the "also ran."

The Isle of Arran pointers which have been so successful in field trials form part of the ordinary shooting kennels; and are to be seen working daily on the moors with sportsmen from August 12th until the end of September every year.

Furthermore, the Arran dogs are all broken and handled by the regular staff of keepers. Professional dog breakers, special handlers and show bench men not being employed at all.

Under these conditions it would be absurd to suggest that field trial dogs are no good for shooting, for as a matter of fact no dogs in Great Britain are more heavily shot over than those in the Isle of Arran.

The Arran dogs have occasionally tried their luck on the show bench, especially in those classes reserved for dogs which



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ISLE OF ARRAN BUNT POINTING GROUSE NEAR DIPPING LODGE.

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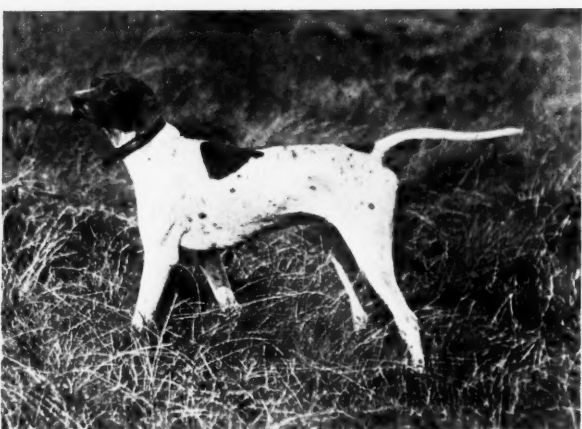
A SPLENDID POINT.



A CLOSE SITTING BIRD.



ISLE OF ARRAN GUNNER POINTING.



ISLE OF ARRAN GRAND.

have won prizes in a field trial, and have met with gratifying success. There is no doubt that so far as gundogs are concerned these are the only classes in Kennel Club shows that it is worth while sportsmen supporting.

It is a great pity landed proprietors do not more encourage their keepers to enter for field trials. In old days field trials, rightly or wrongly, used to be regarded more or less as the special preserve of professional dog breeders. They are so no longer; the ring fence has been broken down and the way is open for pleasurable competition among those whose first duty it is to practice gamekeeping, and in the second place—to work good dogs.

Surely there can be no question, but that a day's shooting is greatly enhanced when the dogs, be they pointer, retriever or spaniel, do what they ought to do, and work like willing little friends instead of like headstrong, deaf, little devils. But we shall not get good dogs if we cannot prove them—the one against the other in friendly competition, and if gamekeepers receive no encouragement to take an interest in their dogs.

It is not every keeper who is a good man with dogs. Temperament, and a natural love of animals, have a great deal to do with it. Arran has been particularly fortunate in this respect. Among the present gamekeeping staff there are several good, keen dog men. All are experienced field trial workers and breed their

dogs, train them, and handle them, and work them all through the shooting season.

It would be difficult to find a more typical instance of sport and science combined, but not altogether surprising if the ideal sporting conditions to be found in the Island of Arran are considered. There are five separate shootings in the island—Brodict, Lochranza, Dougairie, Dippin and Lamdash. There are two sea-trout rivers and deer-stalking on two of the shoots. All the moors are "dogging moors," and the keepers do the deer-stalking as well as the "dogging." The principal kennels are at Brodict, where there are studs of pointers, spaniels and Sealyhams. Mr. Alick Fraser is the head keeper and his name is known wherever field trials or shooting men forgather.

As regards the grouse bags obtained in the Isle of Arran, it is pleasing to note that the records for August 12th show that the Arran shootings have headed the list throughout Scotland for the last three years.

Two bags for this year (1926) show fifty brace on the Mayish beat and forty-eight on the Lamdash beat, for two guns each party; and thirty-seven brace on the Corriegills beat. In 1924 on the Brodict shootings, over 300 brace were obtained in the first five days' shooting by two parties of two guns each—and all over dogs.

This will show that field trial dogs are quite capable of finding grouse under ordinary conditions.



E. W. Tattersall.

REAL WORKING CONDITIONS.

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ON THE SOUTH ARRAN MOORS.

[The points raised by the Duke of Montrose are so important that we have asked our Kennel Editor, and also a well known field trial exhibitor, to contribute their opinions as well.—ED.]

SPORTING DOGS ON THE SHOW BENCH.

The question of the influence of shows upon sporting dogs is becoming as fruitful of argument as some of the finer points of theology or philosophy that have vexed the schoolmen for ages. No matter how vigorously we hammer away at it, most of us emerge from the discussion in the same mind as we entered it. I may as well admit to a preference for a good looking dog over a three-cornered one that has no shape and style about him, and I see no harm in trying to produce breed characters to perfection, so long as breeders have sufficient strength of mind to avoid exaggerating one or two points at the expense of balance and symmetry.

I can see nothing about the pointers and setters that are winning at shows to-day that should unfit them for work in the field, and the same may be said of retrievers and spaniels. The show ring, I know, is no test of capability; it can never tell us whether or not a dog has nose, intelligence and the game sense, but it does enable us to ascertain if he is constructed on

workmanlike lines. A good many years ago, with the object of preventing a divorce between practice and beauty, the Kennel Club made a rule under which a gundog cannot bear the coveted title of "champion" unless he has also displayed a certain degree of proficiency at field trials. Beyond this it is impossible to go. The fact that a fair number of gundogs are champions is encouraging, and the knowledge that the majority of exhibitors are sporting men and women should be a sufficient guarantee that purely fancy points will not be allowed to submerge essentials.

Of course, some standard approaching the ideal must be framed for the guidance of exhibitors and judges, which will, of necessity, emphasise features that are not essential in the working dog. Dogs with crooked fronts, cow hocks or narrow chests may possibly find game or retrieve, though they must not be allowed to win in the show ring. The surest way of preventing shows from exercising a baneful influence upon utilitarian breeds is for sporting men to take a hand in the game.

The Duke of Montrose scores a point over Sealyhams. For a few years these game little terriers passed through a dangerous phase. They were becoming like carthorses, heavy and lumbering, but the reaction that has set in has brought us back again to a workmanlike stamp of dog, not too big and well



E. W. Tattersall.

SHOOTING ON THE BRODICK MOORS

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balanced all through. I do not think a similar charge can be brought against any of the gundogs, with the exception of field spaniels, which at one time were of no earthly use for any of the purposes for which spaniels are required. Efforts are now being made, however, to bring them back into the fold.

Dog shows have come to stay, and I would beg sportsmen to mould them to their purposes, rather than, by standing aloof, permit them to be dominated by a purely "fancy" element. The sporting breeds are a national heritage of which we are all proud, and the overwhelming majority of the public, who are debarred by circumstances from taking part in field sports, still delight in seeing gundogs, hounds or terriers at shows. The preponderating popularity of these breeds and varieties is a reflection of the people's tastes. The first show that ever was, was for pointers and setters, and many years had to pass before we saw the multiplication of breeds and varieties that is such a striking phenomenon of the present time. A. CROXTON SMITH.

FIELD TRIALS AND THE SHOW BENCH. RETRIEVERS.

The first field trial for retrievers was held in 1899, though trials for pointers and setters had been held as early as the year 1875. Subsequently to 1899 an annual field trial competition was held under the auspices of the International Gundog League, and in 1906 the Kennel Club also initiated a yearly meeting. In 1925 there were more than twenty field trials (in most cases with two stakes) held for retrievers, and nominations were made of over 200 contestants.

Have field trials justified their institution? I think most shooting men will agree that they certainly have done so, for not only is the general standard of work of retrievers in the field on a much higher level, but sensible handling is far more general; also, it is now a simple matter to obtain a puppy of field trial winners pedigree, and thus start the work of educating a canine

pupil on material which is already moulded by heredity to develop the desired characteristics.

There is no doubt that the show bench, many years ago, threatened to cause a complete demoralisation in the working qualities of retrievers. This was before the Labradors had become popular, and their use was limited to a few shooting kennels, where they were maintained entirely for work. But the flat-coat retriever of the period was in danger of being destroyed as a dog for shooting use, and was often kept only for exhibition purposes, so that fancy points (long, narrow heads, etc.) were preferred by many judges to the workers' formation, which should have been their ideal. As a consequence, the owners of show retrievers endeavoured to attain the physical formation favoured by the judges rather than to breed for the mental capabilities and athletic development suitable for work in the field.

This fallacy has, however, now been remedied, for the Kennel Club—ever ready to assist where the interests of dogs are concerned—has enacted a rule to the effect that: No dog (of the various gundog breeds) can gain the title of champion *on the bench*, until it has also proved its merit in field work and won at trials a "Worker's Certificate" at least.

It is possible that the latter award is sometimes rather carelessly given to an aspirant for the qualification, but critics must bear in mind the fact that these particular "Worker's Certificates" are only intended to demonstrate the possession of hereditary qualifications, although some of the acquirable capabilities may be wanting. For the object is to classify the animal as desirable for breeding purposes rather than to label it as a well broken dog. As a consequence we now find that many of the prize retrievers on the show bench are also winners at field trials, and as long as this state of affairs continues shooting men can be content with the thought that there is not much danger of the interests of the working dog being sacrificed to the "fancier."

MIDDLE WALLOP.

HARVEST-TIDE

AT harvest-time there is certainly some mysterious instinct which tells most sporting villagers the exact moment when rabbits will be compelled to leave the last strip of standing corn. Half an hour before the tractor ceased its monotonous drone only the farmer, myself and three dogs were in the field; and yet, when the farm workers began to walk slowly up the strip, seventeen men, six boys and two girls were ready to see to it that nothing escaped. It is one thing to shoot a rabbit in an open field, but quite another to pick him off in the midst of a lot of legs, human and canine, whose owners, apparently, forget the existence of powder and shot. A few pheasants fly noisily into the wood, a hedgehog crawls slowly from an erstwhile home, the victims are collected—forty-nine of them, to be exact—and the crowd disperses, speculating as to when and where the next meeting will take place.

The tractor begins to circle again, the binder to spit forth neatly bound sheaves of corn, and the sheep-dog to run before the outfit. He dodges into the corn here and there, in case something may still lie hidden, he turns and barks at the following machine. The farmer tells me it is his habit. He lies beside the motor when it is at rest; but, let the driver so much as move to crank it up, and he is all excitement, barking loudly. Perhaps his forebears, in days long since gone by, did the self same thing in front of a coach and four. I like to think so. He is old, a trifle blind, not very sociable, the mechanic his particular friend. There is a voice at my elbow, and a hand, brown as a berry, holds out a mug of cider. It is good, very good; the donor made it herself. She is dressed as a modern farmer's daughter should be—stout boots, breeches, smock, no hat: the picture of health, an expert cheese and butter maker.

Small wonder, then, that her father is so justly proud of her.

A couple of rabbits are pressed upon me, though, truth to tell, they are not deserved; perhaps those rank bad misses were never seen, or, if noticed, then overlooked. Let me digress a moment.

Posters, some of them works of art, plaster the hoardings, beseeching all and sundry to travel abroad, gaining thereby a store of energy against the winter. The delights of various Continental seaside resorts, the bathing, the casino are portrayed in alluring yet truthful language, not to mention the chance of airing some knowledge of an alien tongue. But to-day, the era of the slogan, a writing on the wall gave out the message, "See England First." That is my sole excuse, if such a thing be needed, for being where I am.

Over the acres a man may wander not feeling a trespasser if so be that he is in the good books of the farmers. Has he an eye for the simple things of nature, then here he will find a delightful spot to spend many an hour, seemingly idly spent to those who are not in sympathy with her ways.

Not far from the orchard there stand a few willow trees, one of them hollow with age. To its bark there stick long hairs where horses have rubbed themselves. It is a good shelter in the heat of an August afternoon: one may sit completely hidden from the keen eyes of wild things. Out of the wood

there comes the cry of the green woodpecker, a sound peculiar in its attractiveness. It is his hunting-ground; many of the trees are in decay. Shelving to the stream is a bank studded with ant-hills, large and small. If one is fortunate, and quiet enough, he will settle and take his fill, incessantly looking around for any sign of danger. At the slightest suspicion thereof he will be gone in a flash, to renew the search in an apparently more secluded spot.

It is strange how the time flies past on such an occasion as this. I had completely forgotten that the woodcutters might be here at any moment—at least, so rumour had it. For once she was not a lying jade. Perhaps in secret conclave, maybe on a market day, the edict had gone forth that the elm trees were to die: in other words, they were to be felled.

And so, as I heard the tramp of feet, I followed along the road in the track of the executioners: four men, nearing middle age, loaded with gear, ropes, climbing irons, murderous-looking axes, a jar of cider—yes, it was in the apple country that the act was being played.

Near by stood farm buildings, rotten with age, the home of vermin and a few swallows. No rosy-cheeked milkmaid trod the yard, now covered with rank vegetation; instead, a few swine nosed for a living. A moorhen jerked her way along the edge of the stagnant pond, a magnificent breeding ground for insect pests.

Thus did the humble pageant pass unconsciously before my eyes, the actors in the struggle for existence playing a natural part, pathetic in its insistence. There came a sound of clanking iron as the paraphernalia dropped on the metalled road, and I saw four pairs of eyes survey the scene. A fool could see that these woodmen were experts; a glance here and there, the craning of necks, and the plan of action was decided. There followed a binding on of those climbing irons, the disentangling of rope that had seen much service, and, in a moment or two, a human form was hugging the girth of the foremost plant, ascending nimbly.

From out of the foliage a pigeon flies, that low swooping swing, to settle in a beech tree across the pasture. There is that in its flight which is not lost on the climber. He pauses on his upward journey, leans outward, peering among the branches. He tells his companions down below that there is a "quist's" nest up aloft; they grunt acknowledgment, that is all.

The preparations for the attack are over; remains only to begin the laborious work. An axe is seized, the distance gauged, there is a downward swing, and steel sharp as a razor's edge bites deeply through bark and living wood. Again and again does the engine of destruction fall with precision, as uncanny as it is deliberate, until a heap of chips lies round about.

Useless litter, perhaps—but stay, it is not so. To judge by their numbers, there must be near at hand a colony of wasps. The insects settle up on the heap, sucking the wood; they settle upon the gaping wound that shows in the trunk. To them, perhaps, it is nectar, for they are most diligent at the spot where the sap oozes copiously. They pay no attention to the cider; obviously, then, the sap must be delicious.

A voice bids me join the company as it seats itself to snatch a meal of bread and cheese, washed down with great draughts of



THE LAST STRIP OF STANDING CORN.

cider. They glance at me, these men, and take me for—I know not what.

A town-bred fool? They are mistaken. My horn-rimmed spectacles, with their grotesque orbits, remind them of the cinema, perhaps. A fool?—yes; but town-bred—never. Had I been so, should I have stayed in this spot silently wondering at the destruction going on not a stone's throw distant? Instead, my thoughts would have been on the cash value of the giant soon to measure its length upon the grass. They tell me it is worth about "thirty bob," certainly not two pounds, its final destination burial in the earth. So that towering tree is going to be made into coffins!

No wonder the countrymen look at me stolidly when I make no comment on their observations. Their work follows in the train of progress, civilisation and—the motor-'bus. It is, I gather, mainly on account of the latter that this row of trees has been

condemned to death. The lane is too narrow, perhaps; certainly the 'bus is too broad.

And when this era is over and the aeroplane holds sway? We may wish that we had not been quite so ruthless in the matter of improving and driving roads up hill and down dale.

I hear the sound of steel upon steel. Wedges are being driven into the opening trunk. A cross-cut saw devours the core, a pile of sawdust grows beneath.

Is it imagination, or are the leaves hanging down beginning to wither?

From the trunk, half way up, a rope dangles listlessly. It is seized, pulled taut and fastened to a stake out in the field. The end is very near. A crowd of men and boys strain at the rope, the wedges are driven farther and farther into the tree, it sways a little, topples over and, with a roar, crashes to the ground.

EVELYN PELLY.



THE MIDDAY HOUR.

BEN WATSON

By C. J. CUTCLIFFE-HYNE.

II.—CORNERING RABBITS.

"I AM not," said the Reverend the Vicar, "going to take sides in local feuds, at any rate here in Camthwaite. What I do with bishops elsewhere is another matter. You're one of my most valued parishioners, Murgatroyd, and Ben Watson's another. You've both got your faults. You're overbearing. Ben, when he sings in my choir, and looses off that bass voice of his with the loud pedal down, drowns out the whole churchful, organ included. I, only, am perfect, and I don't mind if I do have another glass of that port. I've fished for eight hours to-day, and only caught one small troutlet as big as a sardine that I had to throw back, and it's told on me. I don't say there isn't better port than this Crown and Mitre stuff; your own, for instance, at Coppice, and maybe a bottle or so I've got at the vicarage; but it's port. Amen."

The big loom-maker rocked an effervescence into the last of his whisky-and-soda.

"Help yourself. As regards Ben Watson, you may talk as you please, Persse, but I'm going to run that man out of this countryside. He's in my way."

The little snipe of a parson put his long thin trunk of a nose to the inn's port, sniffed, sipped, and put the glass carefully back on the table-cloth. "Why didn't you say, 'Money talks'?"

"I took it you'd understand that."

"I do. That's the trouble about the wretched stuff: it's always chatting instead of getting on with the job. That's where we others who haven't got it come in. My dear good Murgatroyd, your present mood is worse than an un-Christian one: you're talking through your hat. Money helps, but it's got its distinct limitations. The dividends of your loom concern (as you tell me about once a month) amount to as much per minute as my stipend here at Camthwaite brings me in per year. But you can't bounce me out of my job when I tell you home truths, though I know you'd often like to. Not one bit you can't."

"I bounced Ben Watson all right."

"Out of your blessed works? I know you did. And nearly had a strike on the strength of it. Ben was a popular man. Ben was a power in the football club. Ben was chief engineer of the Glee Party. I gather that a works meeting was held and you'd have been saddled with a strike of all hands, bright and early next morning, if Ben had said so. But Ben merely told them he was something well quit of the shop and all its works, and was going to set up for himself, and would esteem their kind orders. Or, of course, words to that effect. Ben's got work enough on hand to carry him for six months already."

"Not he. Look here, Persse, you leave business alone. You don't understand it. I'll attend to that side of Mr. Watson all right. What I'm bothered about is next year's lease of Abbey Fell. All the other gait-holders have signed. Ben won't. He's got hold of some absurd fraction—nine twenty-seconds I think it is—"

"Seven-thirteenth. And he 'got hold of it' by inheritance from his father, and it has been in the family since it—and a lot more gaits—were decided to them in the old Charles I charter. You may as well be a little man, and own up that he's preceded you in title by some three hundred years. Hang it, Murgatroyd, be a sportsman. Ben's as keen on grouse-shooting as you are, every bit. You're the big man, and very much in the wholesale line. Don't be envious and interfere with the little retail fellow. As the elephant said to the small ape at the top of the tree, 'Live and let live's my motto.'"

Albert Murgatroyd emptied his tumbler and replaced it solidly on the table with a hard *ker-lump*. "You may take it from me, Mr. Persse, that Ben Watson is going to clear out of this neighbourhood. All I want you to do is to give him the tip to go while the going's good."

"Then, if that's your attitude, Murgatroyd, I tell you, here and now, that I'm a fair-minded man, and I'm for the other side. Thank you, no more port. And I think I'll pull out now, and get back to the vicarage. I've work to do."

The parson's exit was not a dignified one. He had flat feet, and he shambled. Moreover, he had what he was pleased to call "a scholar's stoop." No man can look dignified if he humps his shoulders and shambles, and if his long, stringy neck and bald head and long nose remind one of a skinned snipe. The inhabitants of Camthwaite criticised all these points in their spiritual head with Dales' point and mercilessness. But to all outsiders they said he was the best parson alive, and he could have been an archbishop any day if he wanted to, and if he'd happened to have been Scotch. They were willing to bet beer or to offer battle against doubters.

On the way home the reverend gentleman ran into, first, a lady dog of spaniel ancestry, which inspected and approved of him; and then, no less a person than Ben Watson himself,

who, in a full-throated bass, was enquiring from the heavens, as he walked along:

Why-do the nations—so furiously rage to-ge-hether,
And why—do the people-le imagine a vain thing?

The warbler then repeated the question to a different tune with still further emphasis.

"Going to give us that as an anthem on Sunday, Ben?"

"No, Mister. It's a fair bird of an accompaniment, with timing done on a separate set of gear-wheels to the tune, and Tommy isn't up to it. Tommy can churn hymn-tunes and the Psalms and the responses out of your organ, if they are not too complicated, and he says that's as much as Camthwaite ought to want. Anthems is an extra no organist can be expected to run on seven-pun-ten a year. And, anyway, 'Why Do the Nations' is a five-and twenty pounds job!"

"You seem pleased with yourself to-night, Ben."

The crow's-feet round Ben Watson's blue eyes twinkled. He led the way to the old bridge, leaned his arms over the parapet, and attended to the water. Then he and the parson lit their pipes and listened to the chuckle of the beck over the stones below till their tobacco was well alight.

"Stars are fine to-night, Mister. I like the way the Pole Star always does such steady business at the old pitch."

"Thanks. That gives me an idea for my next Sunday's sermon which will make it less dull than usual. Now get along with it, Ben. Why did you break out into Handel?"

"Sort o' bit of rejoicing, Mister, I suppose. I've put in a neat bit of engineering work since Dan came down to his tea."

"Dan Webster, Murgatroyd's keeper?"

"Dan Webster. You've been dining at the pub. with Mr. Murgatroyd. Did he say anything?"

"He said a lot," said the little Vicar shortly.

"About rabbits, for instance?"

"I don't think rabbits were mentioned."

"They wouldn't be. But he was thinking over rabbits. The bracken's dying down in his warren at Bowsty. The first big shoot there is fixed for to-day week. Dan'll had his orders. But if he's caught carrying them out, Mr. Murgatroyd'll say that such an idea never entered his head, and Dan'll swear blue the plan was all his own. That's one good point about Dan: he's loyal."

"I don't want to hear any scandal, Ben. I suppose you're going to tell me that Dan's been poaching your ground again, by Murgatroyd's orders."

"If you don't want to hear, Mister, let's have another peek at the good old North Star. He's a bit like you."

"How?"

"Attends strictly to his own business, and lets the parish run itself."

The little parson chuckled at this particularly outrageous statement, and Ben chuckled too. Then Ben, without further invitation, took up the tale again.

"I've Peter Buckden's rabbiting taken, Mister, as all the village knows. Nobody cares, except Peter, who gets a ten-pun note, and Mr. Murgatroyd, who hates to think anybody has taken any sporting rights in this dale except Mr. Murgatroyd. Follow all that, Mister?"

"Get along."

"Well and good. Bowsty—that's the wired-in warren—is lapped on two sides, north and east, by Peter's pastures. The rabbits that I've been saving up for my autumn shooting have been getting fewer. Where have they gone?"

"Peter doing a bit of snickling when you are down in Bradford coining money at your new forge. That was a good idea of yours, Ben, to specialise in making iron railings."

"It was. But do you see Peter setting snickles? Peter, that's that idle he'll lie abed and pine half the day sooner than get up and sup his porridge? No, Mister, Peter would die of over-work if he'd to carry two couple of snared rabbits down the hillside from that high pasture. Besides, Peter's got my ten pounds, and he knows better than to go crooked with me."

"I forgot you were both Camthwaite natives: families been here since Hengist and Horsa's times, and all that; and, of course, Saxon don't eat Saxon. You concentrate together to prey on the foreigner, such as the likes of me. I've only been Vicar of this parish twenty years."

"Well, Mister, amongst us we don't seem to have left much meat on you. Or else you fatten badly."

"Ha, ha! Don't be ribald about my increasing obesity, Ben. When I was shaving this morning, I noticed my neck was getting absolutely apoplectic. Now—concerning Dan Webster and those bunnies."

[The names used in "Ben Watson," being ordinary names, must have many living bearers. The Author wishes to assure these, and everybody else concerned, that the characters in the tales are all entirely imaginary.—C. J. C.-H.]

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"I didn't say it was Dan, Mister. But you seem to have guessed. I followed the runs, and noticed that those which ran to Bowsty wall were a bit different, somehow, from the others. It took me a good fortnight of thought to get on to it, and then one day I saw a chap cutting a tennis ground."

"And left it in streaks like bacon?"—the little Vicar chuckled. "I see, Ben, you are Hawkshaw the Detective in disguise. Produce your whiskers."

"Grass all patted down by the rabbits' feet one way."

"*Vestigia nulla retrorsum.*"

"What's that, Mister?"

"Means they came to a bad end later on."

"Correct," Ben twinkled. "I believe you're standing in partners with Mr. Murgatroyd, Mister. At the Bowsty side of every run that led through their wall Dan has dug in a tub with a swing top. Any rabbit that trod on that lid got dropped into the bottom of the tub, and there, if you please, was a nice run that led out into Bowsty warren. Dan had even left his boring tool under the wall-side, a sort of cheese-taster thing like they use for making those silly holes on perfectly good golf-greens. And he'd sprinkled the whole thing with a chemical he and I knew about at school here, that no rabbit can have too much of."

"What's the prescription, Ben?"

"Now, there, Mister, is a trade secret. Dan knows it. I know it. But I'll bet a hundred cartridges to a box of Walter's matches that even Mr. Murgatroyd doesn't know. He'll have asked. And he'll have been told—incorrectly. And some day the nations—meaning Dan and Mr. Murgatroyd—will furiously rage together, when Dan's fed up at last and gone to keeper another moor, and Mr. Murgatroyd tries Dan's pickle to tickle his neighbour's rabbits. No, Mister, you can take it from me when a man's been bred in the Dale he doesn't give away secrets like that to a foreigner, even when he's employing him."

The Rev. Humphrey Persse groaned elaborately: "*Retro me, Salanas. Exorciso te.* You're a dangerous warlock, Ben. I suppose you brew your magic potion by the light of the moon in her last quarter, with the help of Dolly Pollard and the other local ghosts, and carry it round in a disused skull you pinched from the churchyard on Christmas Eve?"

"Mister," said Ben with admiration, "you must have been watching through the cellar window whilst we made it up! Well, anyway, it's champion stuff, as Dan Webster knows, and I know, and the rabbits know. They think, like Peter Buckden does about beer, there's no flower of the field smells half as sweet. You can pull rabbits about with our medicine like that magpie chap with the bagpipes did with the rats at Ham'lin—or says he did. At least, I expect Dan found it work that way. I know I did when I set-to and reversed his engine."

"I don't quite get that, Ben."

"It's simple enough, Mister. When I found what Mr. Murg— I mean, of course, what Dan Webster had been up to, I just made those tubs work the other way round. I plugged the runs-out of the bottom of the barrels into Bowsty, and laid trails of medicine from the warren on to the lids. These tipped

quite neatly when the rabbits got on them, and for the little sufferers which got caught I made bolt-holes from there into Peter's pasture. Peter's grass, though he doesn't know it, is being fair eaten down to the 'wick for the rabbits I've re—re—what is it, Mister?"

"Repatriated."

"Re—as you say. And I'm thinking Mr. Murgatroyd will be saying unkind things to Dan when he has Sir Jonas Clegberg and the rest of the nobility that get into the papers as his guests for next Saturday's big shoot. Come up, mister, and join us. I'll lend you a gun."

"For one thing, I haven't a licence; for another, I don't shoot; and for a third, I don't mix up with parochial squabbles. I'm a fisherman, Ben, and on Saturday, if there's a ghost of a water, I shall go off down-river so as to be well away from your squabbles. I've a new fly I tied myself that I want to try. If it comes off, I shall call it the 'Camthwaite Wonder,' and acquire fame. But you might drop in to the Vicarage, say, about nine to half-past, and I'll see if I can't hammer out the accompaniment of 'Why Do the Nations.' If I can't do it myself,

Tommy shall manage it somehow. There's a lot of bats roosting in the roof of the church, and for a long time I've wanted something to shift them. If you get on to a bit of Handel you like, and let go, full throttle, that will do the trick in style. Good-night, Ben. Don't be too grasping."

"Good-night, Mister. I'll see to it I don't grab more than I can handle. Come along, Ann. We haven't finished our day's work yet."

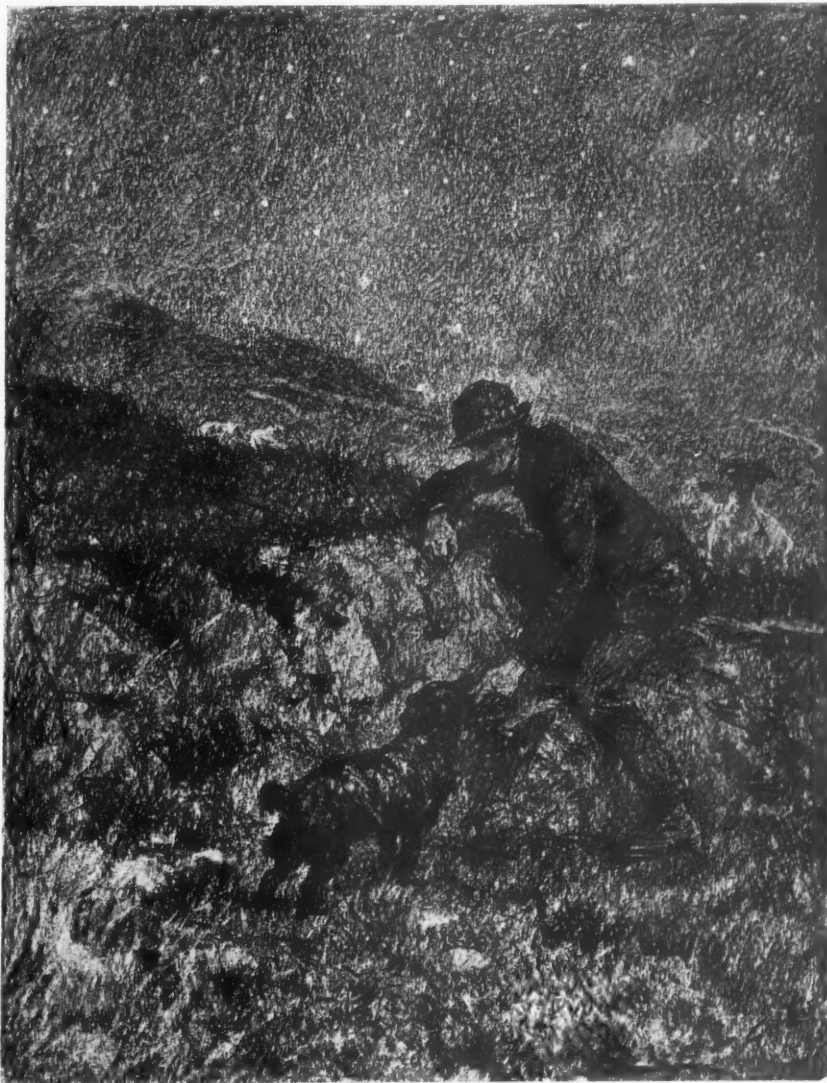
* * *

Ben Watson worked, at that time, a good twelve hours a day for five days in the week in Bradford at his forge and fitting shop, and was getting together the nucleus of a very tidy little business. There are lots of men in the West Riding who work in iron, but, so far, none of them had yet concentrated on the making of iron railings. What led Ben to specialise in this particular brand of the arts I never discovered; but the idea came to him, and he flourished on it.

He "lived small" in Bradford at that period, lodging in one cheap room, and mealing with a workman's family. On Saturday mornings he arrived at Balmsey station by the first in-coming train and walked up to Camthwaite, unless there was a 'bus running. All Saturdays he enjoyed himself among the hills, pipe in mouth, gun under arm, Ann at heel; and at dusk strode down again to the village with (as he put it) the appetite of three grown men. Thereafter, till the hour when licensing justices interfere with Englishmen's liberty, he sat in the "Heather" bar parlour among cronies, and discussed the great Dales' interests—sheep and cattle, and their prices.

There was little enough said at these meetings about sport. The talk might switch at intervals on to the reluctance of some neighbour to keep up with his gap-walling, or the iniquity of double dipping, or (in its season) the rabbit crop. But it was snaring rabbits, and not shooting them, that aroused interest; and as for the grouse and its habits, they were not discussed once a year.

Ben, all the time I have known him, was an excellent conversationalist. He possessed, to start with, that priceless asset,



"BLIGHT! BUT I BELIEVE THAT YOU WERE BORN INTO THIS WORLD OF SPORT TO BE A POACHER'S HOUND INSTEAD OF DOG TO A RESPECTABLE GAIT-HOLDER."

a pleasant voice. It was deep and full, and, somehow, never jarred on one—which nine voices out of ten, if kept on too long, manage to do very efficiently. He was well informed. True, he was not addicted to books; but he had been well grounded in the "three R's" at the Camthwaite C. of E. school in early days, and had kept his ears open to good purpose afterwards. He heard, of course, a good deal of rubbish among the few items of sound oratorical goods, but he was shrewd enough to winnow away the worthless.

And this, sirs, is a far better way of getting a sound education than perspiring over books and absorbing assorted twaddle at random.

Moreover—and this is the item that really made him loved by everybody that came athwart him, even by that abominable Murgatroyd—he had the priceless gift of dry humour.

As Ben's historian, I can say quite frankly that it is beyond my trick of the wrist to get his particular brand of wit down on paper. A more skilled practitioner may do it—possibly will do it. But, just as a mere word or a wink from the other fellow will often upset the effect of the serious man's half-hour's heartfelt speech, so a slight tightening of the crow's feet round one of Ben's blue eyes would set the room in a roar, or a downward pull at his big mouth would discredit the statement of a Cabinet Minister. Moreover, Ben Watson was entirely fearless. He liked to be on pleasant terms with all men. But if it came to a row, he was quite open to go into the ring with man, duke or devil.

On the night I am speaking about he sat in the smoking-parlour of the "Heather" till William George waddled in and said, "It's time, lads, please": and added, "that by-our-lady policeman's outside waiting for a drink, which I don't want to cough up unless you force it on me." So, naturally, as William George had put it like that, the parlour emptied. We all know what a village policeman can do—or swallow—in our free England.

Ann, the unobtrusive, extracted herself from under a settle, and left the "Heather" at Ben's heels, and in two minutes' time the village knew them not. For a big man, Ben Watson's talent for obliterating himself has always reminded me of Mr. Maske-lyne's conjuring show. I do not in the least know how he does it; but I have seen the performance a hundred times, and it is wonderfully efficient. I've seen him walk up a bare fellside, from my butt, say; have taken my eyes off him to light my pipe; and there he wasn't. I always tell him I'm convinced he has one of those old Persian vanishing rings about him somewhere.

But on this particular occasion Ben had affairs up on Peter Buckden's big pasture, which is under Abbey Fell, and, by the rushlight stars, made his way there quite easily, as a born Dalesman would do. He went up over ground that Agag would have trodden delicately in daylight. And he kept a watchful eye, also, to spot the possible presence of Dan Webster, who, it will be remembered, had also acquired his "three R's" and other matters at the Camthwaite C. of E. School, and so, undoubtedly, would have felt by the pricking in his thumbs that the rabbits in the Bowsty warren were not to be counted till they were shot and gathered. We do not poach grouse—much—in the Upper Dale; but rabbits are a thing we can seldom resist, especially if they are bulked together in quantity.

High up over the giant steps of the grey limestone hills went Ben and the uncomely Ann, and stole silently across Peter Buckden's pastures, and watched the quiet rabbits out at graze. Peter's sheep, for the most part, slept, and the dew-spangles on their jackets gleamed out diamond flashes under the thin starlight. One old ewe, with toe-ache from foot-rot, coughed complainingly when she saw man and dog approaching; but recognising, as they drew nearer, that Ben was not her shepherd and Ann was not her particular cur-in-attendance, she gathered her gouty toes for a gallop, and charged Ann viciously. Ann ran a score of yards for the fun of the thing, and then doubled like a hare and returned to station at Ben's heel, leaving the sore-tempered ewe to blunder away into the night.

Ben, and Ann with him, climbed and climbed. They went up the daleside till they were well above Bowsty, and then, turning south, held on till the wire of the warren was well astern. At intervals Ben sniffed the air, but failed to catch what he was hunting for. Ann looked up at him thoughtfully, but for a goodish time did not catch on to the idea. It was outside her professional line of business. By at last she hit upon what her friend was after, and left her station at his heel, and trotted away noiselessly up the hill, making sure that Ben had his eye on her.

"I wonder," said Ben. "You're a clever girl, but I believe to-night's stunt is beyond you. However, we'll see."

Away they went at an increased pace—Ann's pace—up-hill for a good quarter-hour, and then a taint crept into the clean night air, and Ben chuckled and, with the ghost of a whistle, called Ann to him and tweaked her ear. "You mayn't be much to look at," he told her, "but you've more brains than any beast that ever sat on a show-bench." Ann smiled her grateful thanks. "Blight! but I believe that you were born into this world of sport to be a poacher's hound instead of dog to a respectable gait-holder. How on earth you could have got into your curious brain the fact that I wanted to find those newly dipped sheep that chap at Normanston put on this fell this morning, is more than I can guess. But that was my scheme, and you've tumbled to it. So now let's round 'em up and drive 'em down. Lord, hasn't the stink of them scattered the rabbits in these parts!"

Sheep, especially black-faced Scotch or half-bred Wensleydales, are not the fools the layman supposes them to be. If the layman has his doubts, let him try to drive them, and he will soon discover the magnitude of his error. They know their own particular shepherd, and they have a profound respect for their own dog, and yield him a very decent obedience. For the alien drover and for the foreign dog they have a fine detestation, and can scatter like a flock of starlings, and at about the same pace.

Ben Watson, in his early upbringing in Camthwaite, had been most things that a village asks for, from milk-carrier to rabbit-catcher, and from dry-waller to blacksmith's striker, with interludes as beater on the moors, peat-cutter and house-painter. He had helped to handle sheep, of course, at lambing and shearing time, or, in the days before dipping became the fashion, had helped to give them their winter waterproof of salve, which is pronounced "sorve." But professional shepherding had never come into his scheme of life, and he always modestly held that he "knew nothing whatever about sheep."

Personally, I wish I knew half as much. But let that pass. But the historical points that I must put on record here are (1) that he and Ann drove those newly dipped sheep with exceeding care; (2) that they drove them to the spot required; and (3) that the stink of the dip made Ben cough and Ann sneeze all the way down the hillside till they had deflected the wire and landed the flock well inside Bowsty, and had made good the wire behind them.

Once inside the wire the chemical smell of them drifted to the rabbits and created panic. In tens, in twenties, and in battalions the rabbits scurried to the opposite wire, where lay the tubs whose gear Ben had reversed.

Thereafter Ben and Ann descended, still with quietness, to Camthwaite, entered Ben's bedroom at the "Heather" by a window, as William George was always fractious (and subsequently talkative) if anyone disturbed him at 2 a.m. and "called it a day," and turned in for the balance of the night.

Saturday's efforts and the result of Friday's engineering come to us through clippings from that well known print, *The Dales Times and Mirror*.

The Camthwaite correspondent of this influential journal is our undertaker, wheelwright and general carpenter, painter and paperhanger, Mr. Binns, who is known locally as Abiram, since that is his Christian name.

Abiram has a nice taste in coffin-plates, and in his leisure moments drafts these for prospective clients, so that he can (when the moment comes) spring them, as it were, ready composed on surviving relatives. Also, I have gathered from the files of *The Dales Times and Mirror*, Abiram has a down on Mr. Murgatroyd since that thrifty loom-maker went past him over the six new gates that were needed for Prior's Moor boundaries, and got Norwegian-made things at half Abiram's price, and had been very overbearing with our local practitioner when he mentioned the matter. It is sad that sordid trade should thus influence literature. But it does.

Here, however, are the items in *The Dales Times and Mirror* from "Our Camthwaite Correspondent," that I speak about:

Mr. Albert Murgatroyd and a distinguished party, including Sir Jonas Clegberg, shot over Bowsty Warren on Saturday and secured 79½ brace of rabbits, which were sent to the local hospitals.

Mr. Ben Watson and friends shot on his Nunscur pastures on Saturday and bagged 642 couple of rabbits, 7 snipe and 2 woodcock, which were sent to the Bradford Wholesale Market.

The point of our undertaker's grim joke was that Murgatroyd's bag, as usual, went to the game-dealer, and it was Ben who made the donation to the hospitals, and everybody knew it.

The Dales Times and Mirror's next paragraph ran thus:

At our last Sunday morning's service at Camthwaite, Mr. B. Watson gave a robust rendering of the late Mr. Handel's tune "Why do the Nathans so furiously rage agin her," which was much enjoyed. The Vicar, the Rev. Perse, M.A., preached on the N. Pole Star, and compared it respectfully to the Deity.

CUB-HUNTING STARTS

The trees and the hedges both touched with a glory,
The bracken all turning to gold,
And grass in the mornings be-jewelled and hoary
Are sights that are good to behold.

September is with us, and soon we'll be hearing,
As mists roll away from the dawn,
A note that is banded from covert to clearing,
The magical note of the horn.

And woods that have slumbered in peace and in quiet,
The whole of the long summer through,
Will suddenly waken to clamour and riot,
Now cubbing is starting anew.

E. G. R.

THE PANTHER WHICH PREFERRED TO BE PHOTOGRAPHED

THE habits of panthers vary according to the part of India in which they live. The panther of the jungles at the foot of the Himalayas lives in the lap of luxury, surrounded by deer to kill and eat. Nature has made him and the tiger the means of keeping the deer within bounds, and the deer are, in turn, the means of keeping the forest trimmed and healthy. This kind of panther rarely kills a cow or a goat, and he need not return to a carcass for a second meal.

The panther of the lower Himalayas, on the other hand, has a hard existence. His only hiding places are the wildest ravines and the caves in the rocky flanks of the mountains. Man cultivates the remainder of the hillsides in terraces, and the deer and wild goats, the panther's natural food, are scarce and cunning on account of their own precarious existence.

In the cold weather the hill panther seems to have the energy to catch wild animals, but when the hot weather reaches the narrow valleys he turns to the easier game of killing cows grazing on the hillsides. The villagers take few precautions against his ravages. A small boy sometimes accompanies the cattle, otherwise they are unguarded. The result is that the panthers become very bold, and one will often kill a cow or goat in the middle of a herd. In the case of a cow, an animal which, even if undisturbed, he cannot drag far, he almost invariably returns at dusk or after dark to have a feed. In fact, it is usual for all except the biggest panthers, which kill more often, to return to the "kill" the second night as well.

This excellent and methodical habit gives to the hard-working officer in the nearest hill station a chance of a few hours' interesting *shikar*.

On the occasion in question *khavar* (news) was brought that a calf had been killed during the night in a village four miles away. A panther had been seen leaving the "kill" in the early morning and two had been observed near the village the evening before.

The calf had been tied up outside a *gaosala* because it was sick and the weather was hot. A *gaosala* is a low stone building with heavy wooden doors and a stone roof; a cow-house and not a cow-shed, for animals have to be shut up most carefully at night.

The author much prefers animal photography to shooting, but Himalayan panthers are destructive animals and often turn man-eater, and in this case the villagers were very keen that it should be killed. So the flashlight apparatus was only taken in case both shooting and photography were possible.

The party consisted of Mukam Sing, who had brought the news, now carrying the flashlight apparatus, the *sahib* carrying his rifle and a bamboo *khud-stick* (staff), and the Gurkha *mali*

(gardener) carrying a large "Thermos," a haversack of food and a "Burberry."

There would be moonlight until about 9 p.m., and as the "kill" was in a village, no panther would come to it until it was pitch dark and the village all quiet; probably it would come about midnight. Sitting up over the "kill" for a shot in the dark seemed useless. A better plan would be to sit up over a goat on the hillside beyond the village and trust to the panther coming thus far in the evening.

On reaching the village it was found that the remains of the calf lay in a very suitable place for a flashlight photograph, so it was thought worth while to set up the apparatus there. Mukam Sing, after a heated argument with the village priest as to the best place for the *machan*, set out to arrange it in a suitable tree. Meanwhile Lal Bahadur and the *sahib* set up the camera, fastened the flashlamps to the posts of a broken-down shed and prepared the trip wire later to be run across the only path to the "kill." And, since panthers never do quite what they are expected to do, one of the large, but lazy, audience of boys and children was induced to build a hedge of dead bushes across a lower terrace which might enable the panther to avoid the trip wire and reach his meal from below. When this was finished the *machan* (a charpoy or Indian string bed tied up in a good leafy tree) was inspected and occupied a little before 6 p.m. Then a large black goat was brought and tied securely to a peg while the *sahib* kept quiet. No goat will bleat if it knows that someone is with it. Unfortunately, the *machan* was exactly in the direction of the goat's home, so that the occupant was unable to move at all for fear of being seen.

The bait called lustily while the cattle wandered slowly home across the terraced hillside and the light gradually failed. It is always interesting to "sit up" and learn the meaning of all the little noises that may be heard in an Indian field or jungle. It was so in this case.

When the light grew dim the goat very wisely gave up bleating but still circled restlessly round its peg and occasionally stared uphill. All of a sudden it became wildly excited over something down below the *machan*. There seemed to be movement there, but it was impossible to turn and look. It was better to aim near the goat and wait. Although the goat was black and only 15 yds. away, and although there was round the foresight of the rifle a piece of white rag easily seen in the dim moonlight, yet aiming with any certainty was out of the question.

However, nothing happened; the goat calmed down, and so did the occupant of the *machan*; but dogs in the village below began to bark furiously.

At half-past eight o'clock, when it was really too dark for shooting, Mukam Sing came in response to shouts, and he and



THE PANTHER ARRIVES FOR THE FIRST TIME.



UNDETERRED BY THE FLASH, BUT MORE CAUTIOUSLY, HE RETURNS A SECOND TIME.

the goat and the *sahib* went down to the village. The trip wire was set at the old "kill" and everyone went off for some food and a rest, a *charpoy* being provided for the guest outside the priest's house quite close to the "kill." The shooting prospects were over and there was a bare possibility of a photograph. But one of the villagers said that a cow of his had not returned from the jungle. If it had been killed by a panther, then there was little chance that one of those animals would revisit the old "kill." Time after time had these expeditions ended in disappointment.

Just before ten o'clock, when there had been quiet in the village for some time and the author was nearly asleep, there was a flash and a tremendous bang. Some small animal or an accident must have set off the flashlight. So, taking the rifle and a lantern, a small party went down to reset it. The villagers, who came up from all directions, were quite sure that it could not have been a panther, and as the lower of the two trip wires was broken, it looked like the work of a much smaller animal. However, the hopeful *mali* held the opinion that it was a panther, and pointed out a scratch in the ground which it might have made when it jumped away from the flash.

It took about a quarter of an hour to join up the broken trip wire and to change the plate. During this ticklish work some of the villagers annoyed Lal Bahadur so much that he attributed the second explosion to them. It occurred just after everyone had left the "kill."

As there were no more plates and no more flash powder boxes, it was useless to go down again. There was nothing to do but sleep while the panther in all probability came to a peaceful meal. It would be quite impossible to surprise him on the rough and stony terraces in the dark; perhaps a quiet reconnaissance at dawn might be of some use.

About 4 a.m. there was just sufficient light to show the paths down the terraces. There lay the panther's handiwork, the uneatable part of the carcass half way up the path from the *gaosala*, the remainder dragged to a quiet corner *royds* beyond, whence a faint noise suggested the panther going off.

A surprise came when the plates were developed. The photographs were not of a small animal but of a fair-sized panther in a new coat, the spots of which would have been farther apart and the general appearance whiter had it been a full-grown animal. The two pictures show the carelessness of his first coming and the greater caution of his second. On both occasions he was making sure that the unpleasant crowd of human beings had really gone away. He had, obviously, arrived by jumping up the high terraces from below, and had come back the third time after two violent explosions had occurred just behind his tail. Yet he had hesitated to attack a goat the evening before.

The sequel also is curious. A few days later a man from the village came to see the photographs. He stated that the calf had really died a natural death and that the panther had found the carcass. It looks as if the latter had been altogether very hungry.

He also stated that had the carcass been lying on its left side the panther would not have touched it, for panthers, he said, will not even eat their own "kills" if they fall in that

way. It is difficult to remember off-hand a "kill" lying on its left side. But, if there is any truth in the statement, then perhaps the reason is that panthers, like human beings, are right-handed—or, rather, "right-pawed"—and prefer to attack an animal from its left side and, of course, from the rear in order to bring that paw into play. Perhaps the victim in that case would fall on its right side, and anything different from this would make the panther suspicious.

B. A. S. BRUNSKILL.

SOME MODERN FEATURES IN COWSHEDS

THE attention which is now being paid to dairy farming, naturally, carries with it the occasional reconstruction of existing cowsheds or byres, while, in a few cases, re-building is adopted. Fortunately, the clean milk campaign during the past few years has shown that old-fashioned buildings are not necessarily detrimental to the production of clean milk, though it is frequently desirable to remodel the buildings in several essential features. There are two principal factors to bear in mind when dealing with the suitability of existing cowsheds. Firstly, the buildings should be such that the health of the cattle is not impaired, while, secondly, there should be no difficulty in producing a pure milk free from all contamination.

Many cowsheds have been vastly improved by adding extra windows, or where possible by the adoption of roof lights. There is not the same general agreement as to the value of ventilation, though this is not so much a disbelief in fresh air as a dislike of the manner of its introduction to the building. In short, it implies that the science of ventilation deserves more attention than it has frequently received in past cowshed construction. An abundance of light and fresh air is both important for the maintenance of health, but cold draughts must, at all costs, be avoided, and this is where some of the old-time constructional methods were at fault. Correct ventilation is not only concerned with an efficient inlet of air, but also an efficient air outlet. Thus it is quite plain that when inefficient outlets were provided for the foul air, the inlets provided caused a rushing in of the cold air, which tended to fall to the lower part of the building, and thus chilled the cattle. Hence the subsequent blocking up of ventilation inlets. In the construction of new buildings there is a great deal to be said for the type of ventilation which is a feature in the Findlay opening ridge, which is so popular in the south of Scotland, and which Mr. T. L. Martin has employed with great success at Ashe Warren. This outlet consists of a glazed window running either on one or both sides of the apex of the roof and is opened or closed by means of a lever. The inlets usually consist of wall ventilators which give the incoming air a downward direction, and can be regulated at will as to the amount of air admitted. The great feature of the Findlay system is that it is simplicity itself, while there is no need for any further lighting of the building. Where existing

buildings are to be remodelled one cannot employ this system, which means that other forms of ventilation have to be adopted.

With regard to the internal equipment of the cowshed, there are a great many variations and methods employed. The general aim should be to have a building capable of being kept clean with the minimum of trouble, which also refers to the cattle themselves. In the majority of cases it is customary to have concrete floors throughout, as these can be readily swilled out by the aid of a hose-pipe. There is much difference of opinion, however, as to the proportionate measurements which should be followed in designing the floor. So far as the stalls are concerned, a great fault with many cowsheds is that the standings are too long for the cattle. Modern practice rather accepts the plan of varying the length of stall according to the breed or age of cattle. Thus, from the front of the trough to the edge of the manure channel 5ft. would be long enough for Channel Island cattle, whereas shorthorns and Friesians would require a further 6ins. In any case the use of tubular iron stanchions enables one to further reduce the length of stall by 3ins. to 6ins. The ideal length of stall enables the animal to stand quite near to the edge without having any desire to stand down in the manure channel, while the dung is deposited in the channel and not on the rear portion of the stall. This, in turn, ensures that the udders and hindquarters of the cows are not contaminated with dung. The width of the stall is, perhaps, hardly so important, though they should not be so narrow that the cows trample each other, nor so wide

that they are able to turn round in the stall. An average width for small cows per double stall is from 6ft. 3ins. to 6ft. 6ins., and for the larger breeds about 7ft. to 7ft. 3ins.

The height of the stall above the dung channel is an oft-discussed topic. In most modern buildings a deep channel is usual, as, for example, from 9ins. to 12ins. Farmers, however, are by no means unanimous as to the merits of a deep channel. Thus, where the channel has been abnormally deep and the stalls rather short, the cattle have often been known to jump into the stall, and frequent slips have been known to occur. Thus one Jersey breeder has had to have wooden covers made to enable the cattle to cross the dung channel in safety, but there is a constant labour in the putting down and taking up of these covers. Yet, again, there are other breeders who have nothing but praise for the deep channels. A good average safety height is about 6ins., while, as to the width of the channel, it is advisable to err on the side of plenty of size if the building will allow it, as the channel thereby is kept from becoming blocked.

It might be mentioned that there is likely to be an increased air of cleanliness about a cowshed if the walls are kept clean. Limewash on walls and roof is admirable, but it is desirable to have some washable surface to a height of 4ft. or 5ft. behind the cows in single range buildings. This enables dung splashes to be readily washed away with the hose-pipe. Colonel Birkin of Radcliffe-on-Trent has made use of a cream-coloured enamel for this purpose, and it looks most effective, while the cost is reasonable.

ST. ANDREWS IN AUGUST

BY BERNARD DARWIN.

ST. ANDREWS in August is decidedly a different place from St. Andrews in September. The comparison is not quite an accurate one, but I feel inclined to say that the difference is much the same as that between Cambridge in the Long Vacation and Cambridge in term time. Cambridge in the "Long" has a certain number of undergraduates who, either on account of spontaneous industry or compelling parents, have come up to work, and a considerable number of other mysterious persons, as to whom the undergraduates wonder arrogantly who the dickens they are. Some of them are interested in Morris dancing, some are extension students, some are attending the Liberal Summer School, and so on. Similarly at St. Andrews, there is a certain number of members of the Royal and Ancient who correspond to the undergraduates in their rather arrogant wonderings as to who the rest of the world may be. There is also that rest of the world. Whom do they consist of? I wonder as I look at it out of the window finishing in a rather scrambling five at the home hole. There is a certain number of Americans in variegated and beautiful jumpers, a certain number of Scottish holiday-makers, whom I suspect of coming from Glasgow, and, as to the rest, I can only take my oath that there are plenty of them, and that they fill the course from the time when I am shaving in the morning to the time when I virtuously decline a glass of port wine after dinner. Of course, there is always the genuine golfing population of the town, the young club-makers released from their work, and the butcher, the baker and the candlestick-maker of St. Andrews, who play their evening round. They can always be distinguished from the rest of us by the fine, free, loose, slashing way in which they "let out" at the ball. "Swing with their young, insolent fearlessness, it is but a caricature"—so wrote Mr. Horace Hutchinson in the *Badminton* volume. The glory of local St. Andrews golf has to some extent departed; but the bold, confident address, and the freedom and slash of the swing still survive and are as jolly as ever they were to watch.

What I may term the old nobility of golf has not yet arrived. It will begin to turn up a few days before the first round of the Jubilee Vase, which may, I think, be called the greatest handicap tournament in the world. At the moment of writing we only know when they are coming: Mr. de Montmorency will be here for breakfast on Saturday; Mr. "Ted" Blackwell will shed the lustre of his countenance on us about the first of September, and so on. Meanwhile, the club is comparatively empty, and starting numbers of some sort not so very difficult to come by.

The course itself is in excellent order, and yet partakes in an indefinable way of the Long Vacation atmosphere. It is amazingly green and grassy, largely because there has been a good deal of rain. Even so, it is really astonishing to look at the course, so fresh and verdant, and reflect what hundreds and thousands of golfers and golferesses have been trampling over it, and what small traces they have left of their passing, even in the matter of divots. Doubtless, Mr. "Jim" Blackwell and his myrmidons will get their knives a little lower presently,

and the greens will be fast enough. In the meanwhile they are—for St. Andrews—very slow. They are as true and good as can be, and anywhere else one would be only too thankful to putt on them; but here (I admit I am a worse putter on slow greens than anywhere else) I cannot rid my mind of a certain resentfulness. I come here expecting to be rather frightened by glassiness and keenness, and when I find I have to slog a long putt as hard as I can, I feel somehow that I have been "done." Yet I confess that this is ungrateful of me, because the course is really in beautiful order, and especially I do not remember to have had a single bad lie.

Because it is still the Long Vacation, I suppose, the tees are all just a little bit forward. Some are more so than others. At the first hole, for example, we are driving off well in front of the box of the bull-throated starter instead of having our backs to the railings, and this makes it easier—ever so much easier—to cross the burn in two. Generally speaking, the few yards that we poach at each hole make the golf decidedly flattering. Of course, the fact cannot be blinked that on an ordinary day, with only a gentle breeze blowing and the greens slow, St. Andrews is, nowadays, not a difficult course. For instance, on the day before I write there was a light air of wind blowing across the course, but rather helpful than otherwise on the way out. If I analyse the outgoing nine holes of a very ordinary, humble golfer who was driving quite well—for him—but no more, I find that, save at the long hole, he wanted no club more powerful than a mashie (sometimes it was a mashie niblick) for any of his second shots, while he could, and did, reach the long hole green with a spoon shot. Now, if this was not at St. Andrews, one would say, quite openly, that it was easy golf. And so, in fact, it is; but the surpassing beauty of it is that it is never dull golf. In the most favourable circumstances there is always something to think about, some little problem, not very severe, perhaps, but still a problem; there is always a bank or a braise, the effect of which can be calculated. One result of this is that golfing talk always seems to me a little more unselfish and a little less tiresome at St. Andrews than anywhere else. I do not mean to say that we do not talk about our own shots; that would be too much to ask; moreover, nobody would believe me. What I do say is that there is less talk about our own shots and more about the eternal examination paper that the links sets us. I know no other course to which one can return after only a brief absence and feel for a round or two so ignorant as to the exact and most important whereabouts of the bunkers. When one stands on the twelfth tee and sees that apparently innocent green field stretching away in front of one and knows that it is in fact a minefield sown with hidden dangers, terror seizes one by the throat. Away goes the ball, apparently well hit; but, till one finds it on a piece of grass, one does not know one's fate. This element—of luck, if you like impiously to call it so—makes the supreme fascination of St. Andrews. Whether or not it is now the supreme test of golf I am not prepared to take my oath, but that it is the most entertaining place in the world to play golf I have no doubt at all, though I have been missing my putts all day.

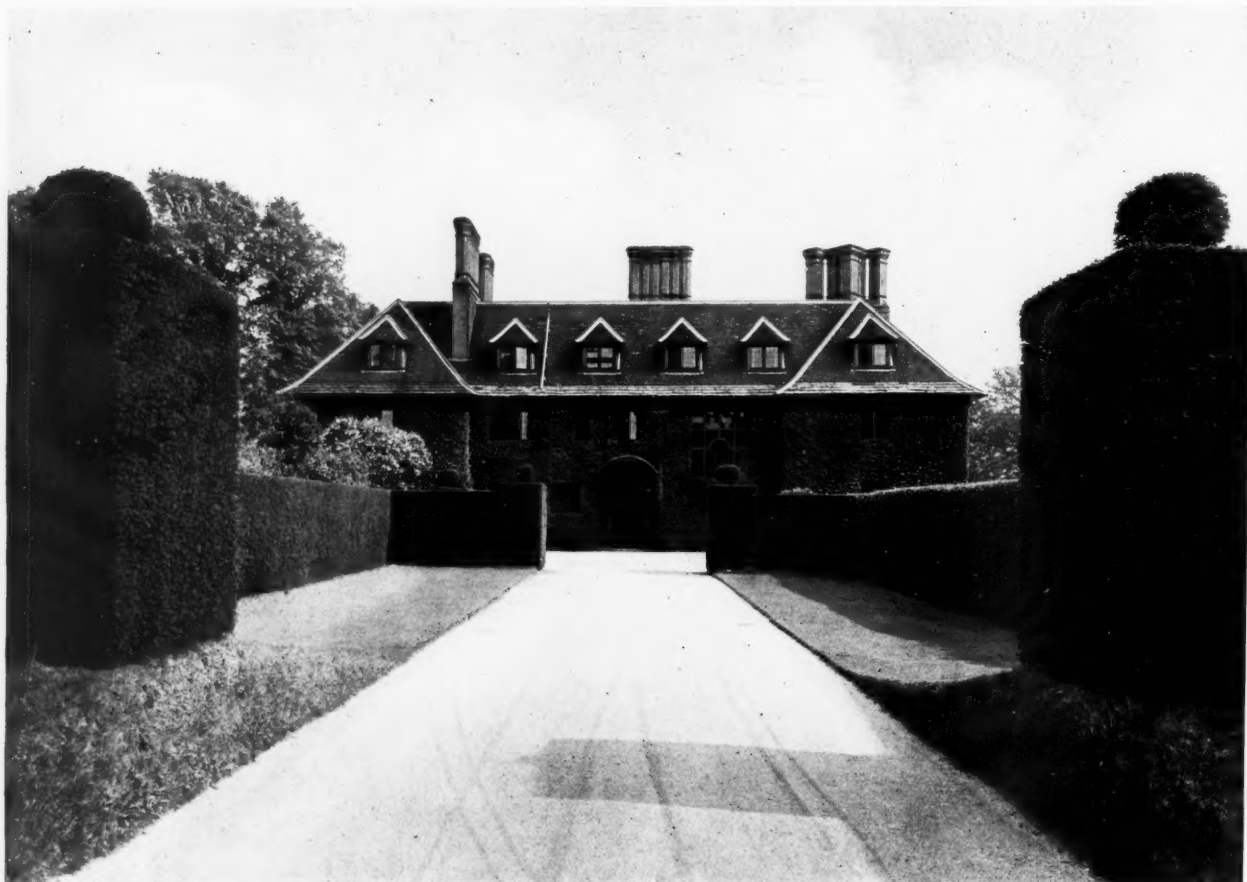


AT Boldre we get a first-rate example of an excellent scheme, thoughtfully designed for its site, of a topiary garden of modest size, well planted and diligently nurtured. Where, in 1902, stood a somewhat neglected little homestead with a field or two about it we now find an exquisite garden of pleasure, satisfying in its proportions, complete in its maturity. House and garden are a balanced and agreeable entity. If you happen to question whether, in any way, it wants expanding, curtailings, or altering, you give a negative answer after a first walk round, and the negative is only strengthened after more intimate acquaintance.

Although not itself forestal, Boldre is yet a New Forest parish in that the woodlands and heaths of the forest stamp its character rather than do its areas of cultivated land. Well away from the high road that runs from Brockenhurst to Lymington, stands, in seclusion, the ancient church, on a well timbered knoll, which, with easy westward descent, gradually drops to a watery combe. Here once stood—on a bank still well above the low level—a late seventeenth century house of some pretension. But long ago this “old mansion” had dwindled to cottage size, a mere stump of what it had once been (Fig. 16). With its farmery (Fig. 15) and fields, it was part of the estate of Brockenhurst, where, half a century ago, topiary gardens of quality and extent had been laid out, and among them Mrs. Alexander had been brought up. That inspired Mr. Alexander and herself to do likewise, but on a smaller scale. They took over the homestead half a century ago, and commenced operations.

Sir Reginald Blomfield converted the stump into a well proportioned house on the lines of what the old one will have been (Fig. 1). While the house was still building, garden making began; but that department remained under the direction of Mr. and Mrs. Alexander. It was to be their domain, their creation, so that no demand was made for the professional aid of the architect. He himself realised that there was no need of it, and a dozen years after he had finished the house, but when the garden was only on its way to maturity, he acknowledged the receipt of photographs of it in these words: “I congratulate you both on the gardens. They are quite charming, and I have never had a house, designed by me, better set in its surroundings.”

The house extends its length from east to west on a stretch of only slightly sloping land. To the east the ground rises gently; to the west it falls rapidly; from north to south there is little change of gradient. Thus, the way in from the road is level, and with its hedges and sward it forms an enticing approach to the hooded front door (A-C on plan, Fig. 6). On the other side of the south hedge of the approach, and at a slightly lower level, is the almost square parterre called the fountain garden from its central object. At its north-east corner rises a two-storeyed summer-house (Fig. 12), the ground floor of which is as much an open shelter for garden chairs as a loggia. But if we mount the little stairway, we find an enclosed room with outlook on all sides, and a broad balcony in front of it, from which delightful south and west prospects over gardens



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1.—THE HOUSE AND ITS APPROACH.

"COUNTRY LIFE."



Copyright.

2.—THE TILED GARDEN, FROM THE SOUTH-EAST.

"COUNTRY LIFE."

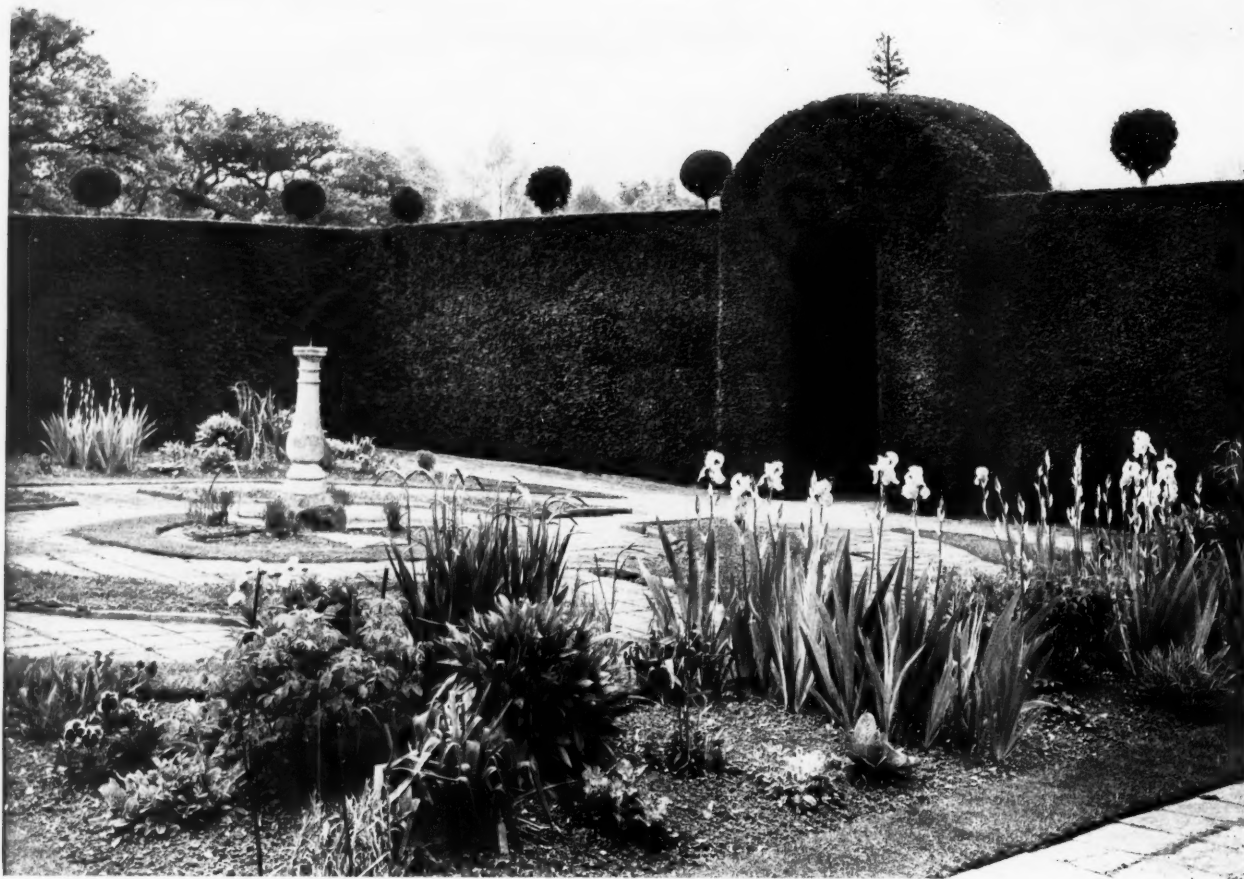


Copyright.

3.—THE TILED GARDEN, FROM THE SOUTH-WEST.

"COUNTRY LIFE"

The steps of the house terrace appear on the right ; to the left, through an opening, are seen the fountain garden and the summer-house.



Copyright.

4.—THE TILED GARDEN, FROM THE NORTH-EAST.

"COUNTRY LIFE."



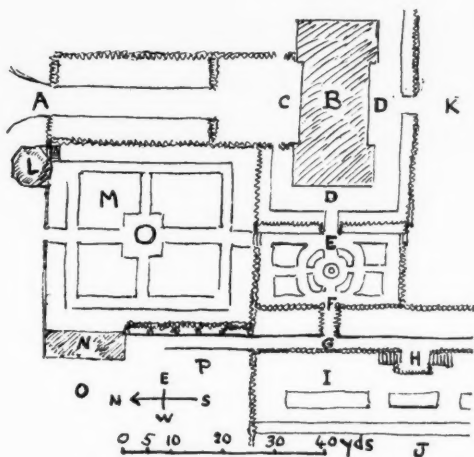
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5.—THE TILED GARDEN, FROM THE NORTH-WEST.
To the right is seen the opening on to the Great Lawn.

"COUNTRY LIFE."

and landscape are obtained. The parterre just below you (M) is laid out in gravel walks and grass squares, with broad and ample borders for flowering plants. In May, when the photographs were taken, peonies struck the principal note, but were supported by the last of the tulips and the first of the irises (Fig. 13). When I paid it a July visit, clumps of *Campanula celtidifolia* threw their many heads of blooms high above flowering phloxes and pentstemons. The sword blades of *antholyzas* showed signs of pushing up their montbretia-like inflorescences, and *alstræmerias* and *erigerons* helped to paint the picture.

Down two steps from the southern opening of the fountain garden we enter the enclosure called the tiled garden (E), from its surface—where not of grass and soil—being laid with *gin. by gin.* quarries, the red of which nature has already suffused with grey. It lies directly below the west range of the house terrace, and if we stand at the garden door (D), we look down on to the sundial in its midst, and through its archway we see woodland and water (J) beyond the area of formal garden. The tiled garden is a clever realisation of the idea of an outdoor room. Whereas on the south side the parlours of the house look over a quite low hedge on to the great lawn (K), to the west a yew hedge rises well



6.—SKETCH PLAN OF THE HOUSE AND PART OF THE GARDEN.

A, the approach (Fig. 1); B, the house; C, the front door; D, a garden door (Fig. 7); E, the tiled garden (Figs. 2 *et. seq.*); F, the yew arch (Fig. 7); G, the long walk (Figs. 10 and 11); H, the descent to the lower garden; I, the lower garden; J, corner of the pond and woodland; K, position of the great lawn; L, the summer-house (Figs. 12 and 13); M, the fountain garden; N, an outbuilding (Fig. 15); O, the yard; P, the orchard.

above the eye level, thus insuring the privacy of the tiled garden, which, being 3ft. lower in level than the terrace, has a height of 9ft. for its enclosing wall of verdure (Fig. 5). Being sky-lit, it needs no windows, but it has doorways to the four points of the compass—north and south to fountain garden and lawn, west and east to the long walk (G) through the yew corridor and archway (F), up steps to the house terrace. From its south-west corner (Fig. 3) you get a glimpse of the outer world—the house near by to your right, the summer house farther on to your left. But at the opposite corner (Fig. 4), you get a sense of great seclusion. Its living wall rises high above you, and is topped with balls. The deep archway forms a tunnel of solemn shade, but all over the level area the sun plays charming pranks of light and shade, the phalanx of proud iris heads gleaming against the dark background.

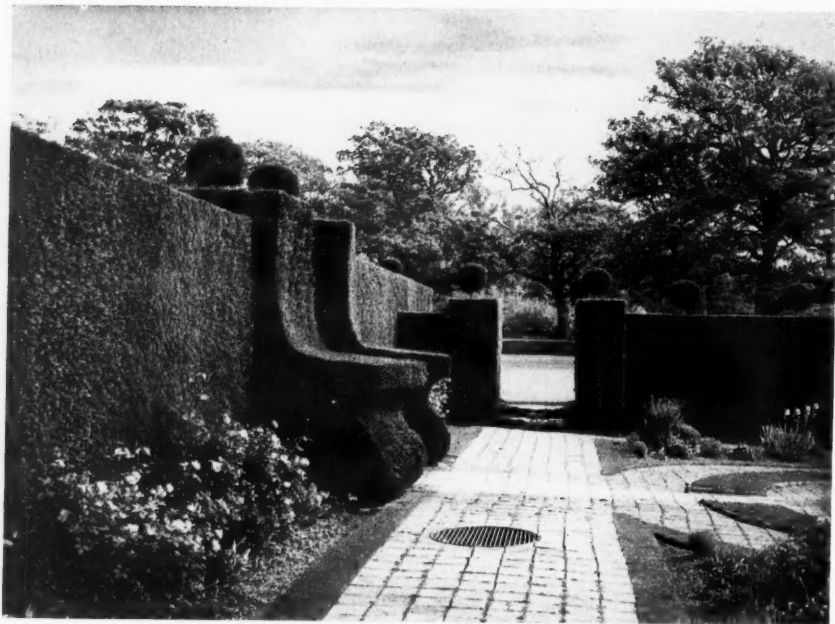
Passing through the archway we find ourselves in a narrow corridor leading to the long walk. Looking back on reaching this (Fig. 8), we see, down corridor and tunnel, and across tiled garden and terrace, the garden door from which we previously enjoyed the opposite view (Fig. 7). From the long walk (Fig. 10), we get, to the left, a full impression of the architectural massiveness of the topiary work. Look at the cyclopean piers of the corridor entrance,



7.—LOOKING WEST OUT OF THE GARDEN DOOR.
View across the tiled garden, with a peep of water and woodland through the yew arch.



8.—LOOKING EAST UP TO THE GARDEN DOOR.
Through yew corridor and arch the steps up to the house terrace are seen.

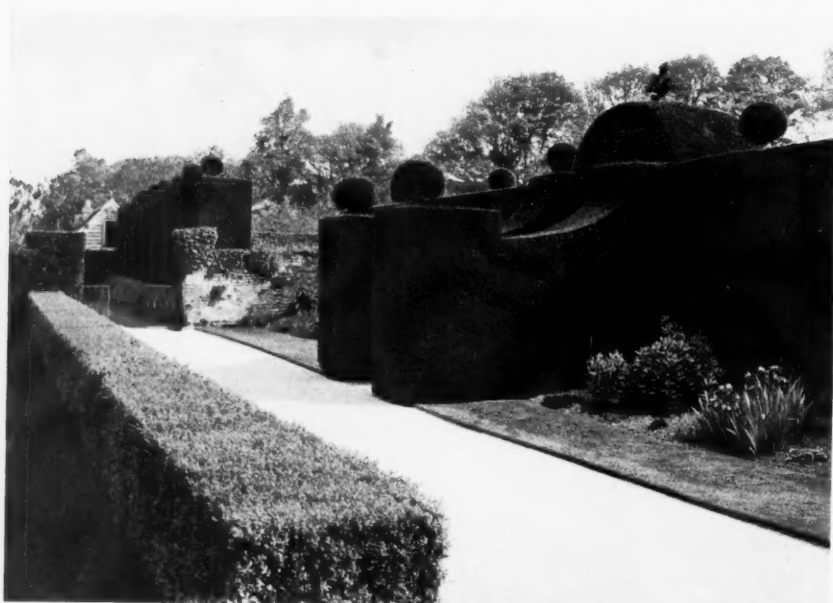


9.—FROM THE TILED GARDEN TO THE GREAT LAWN.



10.—THE LONG WALK, LOOKING SOUTH.

The entrance to the tiled garden is in the foreground, beyond it is the entrance to the great lawn.



11.—THE LONG WALK, LOOKING NORTH.

Copyright. To the right is seen the buttressed yew hedge that divides the fountain garden from the orchard.

and at the sweep up to the 9ft. altitude of the rampart-like hedge, which, as it runs along southward, is broken by the stepped plinths that guard the opening up to the lawn. To the right a solid, but low, parapet of clipped box protects the walk from the rapid slope to the lower garden, approached down grass steps from a central bastion. Such is the scene now, and such it already was when I first saw it in 1924. But how different was the scene some twenty years ago (Fig. 14)! The new-made terrace, the lawn, the tiled and fountain gardens, all looked as one, for the little unconnected yew bushes were dots and not divisions. Still barer was the view from the south end of the long walk (Fig. 15). It was an expanse lacking all mystery, raw garden and old farmyard are jumbled together. Now, from the same point (Fig. 11), we get a varied scene where we see much, but are confident that there is yet more to discover. Over the sufficient box hedge to the left, lower garden and woodland are open to view. Looking along, we get just a glimpse of an old outhouse gable beyond the stately line of the buttressed hedge of the fountain garden—a hidden domain to be separately visited. To the right are the defences of the tiled garden, which look almost fortress-like in their strength, and yet, as we know, invite entrance through the amiable corridor to the peaceful charm of the tiled garden. Here, certainly, is a remarkable example of what can be done by alternate enclosure and openness. As you come in from the road, how simple yet sufficient is the entrance and forecourt section. If we saw no more, we should go away and say that we had seen a nice thing, a very perfect composition. But we are certain that those green walls must be hiding something worth a visit. Yet it is only as we pass consecutively from terrace to tiled garden and from tiled garden to fountain garden on the one side, and then to the long walk on the other, that we realise that we are in a paradise composed of varied and beautiful halls. It is a half-day's adventure to become intimate with its spaces, to drink in the beauty of its flowers, to probe its leafy recesses, its hidden corners. Yet the whole space occupied by that portion of the garden given in the sketch plan is little more than an acre. The portions of the ground beyond this nucleus are, of course, larger, and are treated broadly. The lawn is a big square, meet for games and pastimes, hedged on its north and west sides and banked on the other two with great oak trees rising out of, or beyond, the banks. The lower garden has a lawn forming a wide terrace and with long narrow beds cut out of it, in which spiræa and astilbe, helenium and hemerocallis flourish side by side with Japanese iris. Where the grass ends there runs a gravel walk, level with the low ground of the little valley. Here was a watery and wood-fringed meadow. But effective digging and planting have converted it into a delicious mere that looks as if nature had made and time ripened it. Lilies lie on its surface, bulrushes and meadowsweet hide and give mystery to its farther marge. Waterfowl lurk in the depths. Silver birches group on the banks and mix with alder and willow. Beyond are rising woodlands and heaths. It is a call of the wild, an untamed bit of Old

"C.L."

England, up to the very edge of which civilisation has pushed a finished outwork in the shape of a house of classic symmetry and a garden of formal perfection. The contrast is strong, and yet there is no jar, no hostility. House and garden are as a shapely, well-plumaged bird sitting in a sedgy waste. The opposition is not too strong, too sharp, but enough to give interest to the composition. Nature, with her breadth and ampleness, would, indeed, have received a shock had vulgar display, restless variety, ill proportions and gaudy colouring been thrust into her midst. There is nothing of this at Boldre. The lines, if rigid, are suave. The characteristics are reserve of colour and dignity of form. There is, too, a careful welding, a perfect dovetailing at the junction between formal and wild, between angular and curved, trim and shaggy. Thus you get not hostile adjacency, but neighbourly friendliness. It is so adequate a piece of work, so effective a realisation of what is the right relationship of house to garden and garden to nature that lovers of the formal cannot be hurt at the near approach of so lovely a sample of the wild, and lovers of the wild cannot have their withers wrung by the presence of so subdued and calm a specimen of formality. The association with nature has been attained by a careful retention of her main lines. Terrace and parterre, hedge and walk, step and bank do not flout her, do not even assert any independence of her. They are submissive to her dictates. True, they preserve their character and entity, but they bow to her rule and accept her lodging, which they occupy without disturbance of its anatomy.

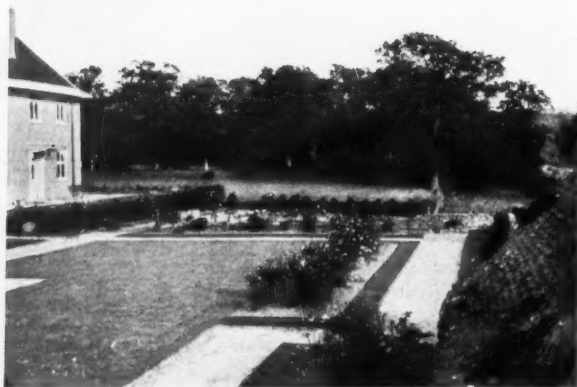
I feel sure that Mr. and Mrs. Alexander did not delve deep into books in order to get hold of the theory of right garden making; never they agitated themselves over the controversies between formalists and landscapists, which were still rife when they first came to Boldre; never they sought mathematical data for their lines, their plats and their levels; never, that is, they worked from the written word. They must have relied upon the eye, trained by long observation of what is good and agreeable in gardens old and new, and of what has been realised of the broader ideals, the more catholic and comprehensive views of garden making and keeping that our own times have striven to reach. There is nothing of the doctrinaire and pedantic about Boldre. Effort, no doubt, was needed to reach such a result, but it is well hidden. The scent is of flowers and not of midnight oil. If it instructs, it does not preach, and it pleases more than it instructs. It does not point a moral, it only adorns a tale, which, although it is one that is as old as civilisation, is ever fresh. "Adam," says Bacon, "first planted a garden," and, certainly, gardens had flourished—of many kinds, through many ages, in many climes—before Bacon



12.—THE NORTH-EAST CORNER OF THE FOUNTAIN GARDEN.



13.—THE SUMMER-HOUSE, SEEN ACROSS THE FOUNTAIN GARDEN.



14.—HOUSE AND GARDEN. Circa 1905.



15.—LONG WALK AND OUTBUILDINGS. Circa 1905.

embodied in an essay his ideas of what a garden might be, and, in a measure, realised his conception at Gorhambury. Since his time, every generation of Englishmen has had its garden theories and its garden practice; has sought advance and perfection on different lines and antagonistic principles.

Is our own generation, in any way, the adept arbitrator of their quarrels, the broad minded regulator and assimilator of their conflicting claims? And are we, as regards gardens, reaching that point of instinctive apprehension of right form and right handling that of old was possessed by all our leading craftsmen—

were they masons or carpenters, smiths or weavers—who thus, without the detailed plans and constant supervision of professors of architecture and design, were able to produce, with unerring touch, not merely satisfying, but quite excellent work?

I see signs that this may be coming about. The love of the garden, the art of setting it out, of dressing it in beauty is deep set in us, whether we are prince or peasant. If we have, each in our own sphere, half unconsciously, absorbed right



Copyright. 16.—THE HOUSE BEFORE 1903. "C.L."

principles, what variety and individuality, from vast domain to cottage plot, shall we find on all hands where the making has been ruled far less by a few learned professionals than by what they would term "mere amateurs." They would, no doubt, place Mr. and Mrs. Alexander in the latter category. Yet how professionally have these amateurs achieved their purpose! Keeping the limits of space and the cost of upkeep well in mind, they decided on a single specialised form of garden, and never turned to the right or left in the production of it. They have not crowded their canvas, but they have given it, in great perfection, such form and detail as the composition they had in mind called for and required.

A decade has passed since Sir Reginald Blomfield wrote his words of praise. Every year has added something of charm and maturity; and, therefore, with added force, I repeat his words and say to the owners of The Old Mansion, "I congratulate you both on the gardens, they are quite charming."

H. AVRAY TIPPING.

PRACTICAL BASS FISHING

WHATEVER method is adopted to catch the sporting bass, observation and experience will prove that it must be suited to the particular locality and prevailing conditions where it is to be employed. Take, for instance, the conditions of tides. Most books state that the spring tide is best, and should be fished when rising; whereas it is impossible to make such a statement for general use, because, in some places, quite the opposite is required. No hard and fast rule can be laid down as to the state of the tide: it depends entirely on the spot selected. Therefore, the angler bent on securing bass must summarise from his own observations, coupled with what he may glean locally, before setting out on his quest.

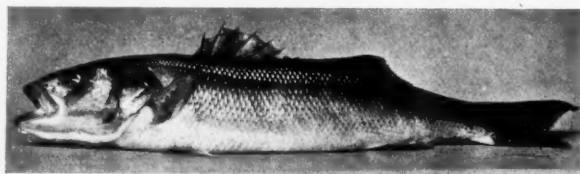
It is somewhat unfortunate that local information is often unreliable, due to the fact that professional fishermen are considered "good authority," whereas the majority know very little about rod and line fishing, their experience being mainly confined to netting, crabbing, and mackerel spinning now and again with heavy tackle. For all that, they are useful for knowledge of where bass may be found; but the selection of the bait, tide, wind, etc., are not, with rare exceptions, questions they should be asked to decide. I have mentioned wind because, at Brixham, when the blow is direct into the harbour, for some reason no fish of note will be caught, and I have personally tried to prove to the contrary, but without success. This is a firm belief of the locals and, so far, is correct.

As I am only concerned with the capture of bass on fine tackle there is no need to go into the methods and tackle used in pater-nostering, legering and other heavy means employed when fishing from the shore and pier. To begin with, it can be assumed that the rod selected by the bass fisherman is a suitable one—that is, one that will bend when a fish of 11lb. is hooked, as a tight line is essential from the time the "strike" takes place until the fish is ultimately landed, and the action of a pliable rod will effect this without undue strain on tackle, and add considerable pleasure to the playing of the fish. I myself use a 12ft. split cane, steel-centre rod, with agate rings and tulip top. Broom-handle types of rods are useless for float fishing, for the amount of "judgment" to be used with them is responsible for losing more fish than enough.

My own personal experience is that, to be successful in bass fishing one must fish *fine* in every respect, not merely with tackle, but in methods also. Many anglers seem to lose sight of this fact entirely, and try to combine heavy and clumsy methods with fine tackle, with the result that both the fish and tackle are lost. Strange as it may seem, it is a fact that those who usually

engage in pollack fishing think the same tackle and styles will suffice when after bass, but this notion yields more "blanks" than anything else.

After the rod, the reel. This also plays an important part and should be of the free-running type for long casting, and light. A heavy reel does not permit of casting with light tackle. Try it, and you will



BASS, 10LB. 3½OZ., CAUGHT ON FLOAT TACKLE, SEPT. 16, 1925.



OFF THE ROCKS.

see why, even although it may be ever so free running. There should be a good ratchet to check the fish on the run, which should be the only way of checking, except when in danger of being smashed up on rocks or banks of weed.

Next is a "sliding" float, pear-shaped for preference, as it is less liable to entanglement with the trace in casting, and has several advantages over kinds which are in common use, one of the principal being that with the line running through the centre in a free manner the "strike" can be made direct to the fish.

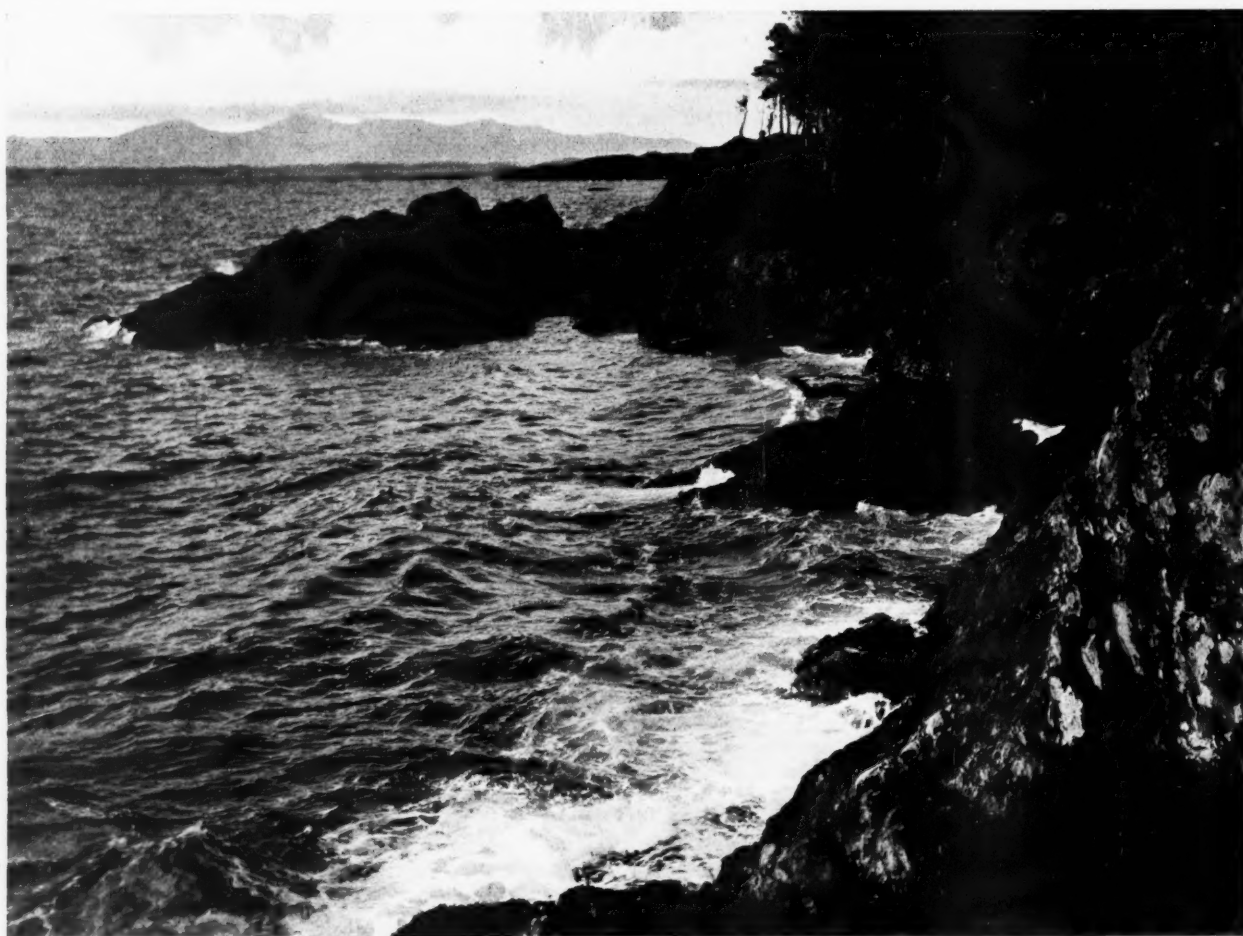
We now come to the line, which should be selected with much care. I have found that a first quality thin silk line—which should be dark colour, green if possible, properly dressed so that it will float—is the most desirable. It casts well, is fine yet strong, having a breaking strain of 25lb., is almost invisible when on the water, and so light that slack line can be gathered up without disturbing the float, which is a distinct advantage when fishing slow water.

With the trace and the type of hook comes the principal secret. Any kind of trace or hook will *not* do. The former should be of fine natural gut, green colour, and about size 5/5 medium salmon gut; the latter, which causes endless discussion and confusion among bass fishermen, will depend on the kind of bait to be used. The trace should be about 4½ft. long and

purpose just as well; in fact, it is not so cumbersome as a bait-can, it keeps wet, and may be rolled up and put in the haversack without crushing the prawns if a little seaweed is put in the bottom of it. Prawns will keep alive in it for an hour or more while journeying to the "swim," except, of course, in very hot weather, when a piece of ice should be placed inside, unless the bag can be dipped in the sea about every quarter of an hour; once at your spot the bag can be moored—off the bottom away from the crabs, however—by a cord (not string) and the bait will keep alive all day.

For the benefit of anglers who have not fished with a sliding float before I may as well detail the adjustment of the line stop and the ½oz. or ¾oz. weight with the float. First pass the line through the float and then through the bullet weight, as the bullet should be 1ft. from the trace swivel the line must pass through the weight twice to keep it in position. Should a jardine be used, a small piece of match stick must be hitched just above it or the float will jam.

This being done, a small elastic band, tied around the line above the float at a distance of 2ft. from the trace swivel, will prevent the line from slipping through the float; or a piece of wool tied round the line will serve the same purpose equally as well. It will be seen, therefore, that the actual depth being fished from stop to bait is 6½ft., but it can be varied as desired. When



THE BASS ARE SHOALING.

attached to a swivel of small size; the hook should be a round bend for large prawns, sand eels, soft crab, joey mackerel and red cockle or squid; and a small triangle will be found most suitable for small prawns and tender bait, such as rays' liver, squid head, king ragworm or pilchard entrails. Hooks should be small and strong, not the usual enormous so-called bass hooks, which are more suitable for tope, skate or conger.

Having detailed the salient points regarding tackle, it is necessary to remember that light methods are a *sine qua non* to success, for, with tackle of such calibre, tugging, holding tight, or attempts to "yank out" will be fraught with disaster.

Where the fish run large a gaff should be used, unless a large net is available, for a bass of 6lb. or 7lb. is very difficult to net with the type one usually sees being carried. There is no need to dwell upon the question of a creel or bag, except that the latter, if of the folding salmon kind, will be found most suitable, having three compartments—for food, tackle and fish.

According to the bait, one must select the can if live bait is being used, and for sand eels a separate wire gauze container fitted with a handle to lift in and out of the bait-can itself is desirable, as frequent changes of water can be made without killing or losing any of the bait. If prawns are used, the same article is good, or a bag made of coarse sacking will answer the

the cast has been made the weight or jardine is 1ft. below the float, and the trace swivel 1ft. below the weight. I have been particular in detailing these points, as they are of some importance by reason of the fact that the bait has freedom of action when suspended on 1ft. of line below the weight, and is more enticing than a dragging bait. When re-casting see that no moss weed or slimy weed is on the bait, for the bass will not "take" if there is.

To mount a large prawn the hook should pass from side to side through the second joint of the tail; this does no injury, and allows the prawn to swim with greater energy; and remember, a lively prawn generally kills a bass if there are any about. Should the prawns be small, it is better to hook them from the underneath to the back instead of from side to side, as they will not be so easily lost in casting.

In baiting with sand eels the hook should pass in through the mouth and out through the gills and drawn down sufficiently to pick up a piece of skin on the tummy, taking care not to injure the eel more than necessary.

Having dealt with tackle and bait, the next thing to do is to catch the fish, and, in the absence of reliable information as to where bass can be found (which should be rare, as there are angling clubs in almost every seaside resort), a few hints as

to haunts may be useful. Wherever bootlace weed abounds there are, without doubt, bass, for they feed on the prawn and small marine animals, such as the sea woodlouse, that live among it. Where fresh-water springs or streams gush into the sea are also good spots, for bass are fond of brackish water. Eddies where two currents meet, mouths of rivers, headlands or isthmus rocks, and any submerged rocks are good places, as the fish nose round in search of prawns and small crabs that usually are found there.

In tidal rivers bass may be caught several miles up, particularly when the banks are of a rocky nature. With this knowledge no difficulty should be experienced in finding suitable ground for experiments.

Assuming the desired spot has been selected, the cast out should be such that the float will drift with the tide. When a fish "takes," do not strike at once; it is a fallacy to suppose that this is the proper time to make the strike, for this reason: when a bass bites he holds the bait in his mouth more often than not below the hook, and if you strike then, you will not only miss your fish, but the head of the prawn as well, or, maybe, all the prawn except the tail. Should he take the bait on the run, he will hook himself, and the only thing to do then is to gather up slack line without making a strike of any kind, taking care the check is on the reel.

Five seconds or even longer should be given before a strike is made after a bite, and if you lower your rod to the water, at the same time gathering up all slack line the while, a speedy, yet not jerky, raising of the rod to perpendicular position will suffice to hook your fish. As soon as he feels the hook he will run



SAFELY LANDED.

hard, and at this stage he should, on no account, be held, unless there is danger of being smashed up on rocks or weeds, in which case the chance of fine tackle holding the strain must be taken.

After he has finished his first run, see that the line does not slack even for a second, or the bass, in a mysterious and uncanny way, will free himself from the hook; wind in quickly should he swim straight for you, and see that a tight line is kept until the fight is over, giving line when he runs out a second time. When the fish has been played out the gaff should be at hand for use, exercising care and judgment, for, should it foul the fish, it will, in all probability, set him free. Hold the gaff under the fish point upwards, and gaff upwards, when the point will go surely home. Do not gaff over a fish, or you will only scratch him more often than not.

I have heard it said that the small triangle hook is not a sporting one to use because it holds the jaws of the fish together and suffocates it; also that the hook is useless for bass. Those who make these statements, needless to say, have never fished with one, or they would not display such ignorance, for, although the hook has three points, the fish is only hooked on one of them. Again, the size of the triangle is less than half that of the hook generally used for bass fishing.

As the pioneer of this hook for bass fishing, I have had the usual difficulty in persuading anglers of its use; but after giving a fair trial, its success secured its adoption, and it has been sworn by ever since. This is proof, therefore, that it is what it is claimed to be, i.e., a first-class hook.

EDWARD T. PARSONS.

THE WORLD AND H. G. WELLS

MR. WELLS has crowned his life work in literature with a somewhat heavy structure, a three-volume autobiographical novel called *The World of William Clissold*, one volume of which is to be issued on the first of each of the three autumn months. The impression conveyed by the first volume is that when the other two are added it will prove to be too polemical to be considered a novel, and, perhaps, too irresponsible to be considered as a serious contribution to thought. It is to be hoped he will crown his life work yet with something lighter and finer, or, to use his own word, with something more quintessential.

The greater part of Vol. I refers to God, commonly called "Mr. G.," and Socialism. God and Mr. Gladstone were the two Mr. G.s of his youth. There is also a certain amount of writing about psycho-analysis and spiritualism, and a somewhat slight beginning of the life story of William Clissold.

Mr. Clissold is a business man of the same age as Mr. Wells, and has decided to write a book about himself and his world. He was greatly attracted by science in youth, and then turned to Socialism and getting the world straight, getting the World-State, but did not like Mr. Sidney Webb, and liked less Karl Marx, still less Karl Marx's beard, became an acquaintance of Maxim Gorky, went to Russia a few times before and after the Revolution. At the time of writing the book he is to be found living with charming Clementina in a village in Provence, but much preoccupied with thoughts of God. "For good or evil no God is dogging me," says William Clissold. But he seems to be dogging God.

According to the story, it was William Clissold's cousin who wrote "God the Invisible King," and no doubt the same cousin wrote "The Outline of History." These cousins are remarkably close akin in mind. The novel promises to be an Outline in a fictional form. Nevertheless, it is easy to accept the stipulation made in the preface by Mr. Wells, that this is not to be regarded as his own story. Mr. Wells has had a life of extraordinary human interest, full of secrets, peeping devils, tediums and quaint human pleasures, scornings, isolations, visions, triumphs. The story must be a great one, if properly told. But it is only fair to say that the fictional character Clissold prefers airing opinions to getting to grips with his life,

and a lot of his talk is no more than: "Take your seats for Blaa-Blaa and points North-west."

William Clissold had several rebellions in his life, but he never had a sorrow, never found nor needed an infinite Father. He was born quite matter-of-fact, without poetry; never sang a ballad or crooned a verse. No poet spoke to his youthful soul. But he read the works of scientists and economists, and felt out towards the idea of the collective mind of Man.

The discourse on Socialism and Communism in the first volume is pegged to the student years of William Clissold when he was twenty or twenty-one, and ranges about 1887, the date of the Queen's first jubilee. One would have imagined that other things were in the air in those days. But William Clissold was, perhaps, an exception, and was studying things which were to make his opinions more interesting to-day. But truly in keeping with the fictional character of this business man who is making his first dip into literature, Mr. Wells makes him wander away from the period of his life under discussion back to the present age. It is 1887, but suddenly he says "I was in St. Petersburg in 1920." Zinoviev figures considerably, but he must have been piping rather thinly in 1887. However, there is some very pleasing matter about the Russian Revolution, and it should be lifted in slabs by the American Sunday Press. After his chapter on revolutions, William Clissold is interrupted by Clementina, who blames him for writing about "Marx, Capitalism, Revolution." "I thought it was going to be about yourself," says she in chagrin. But she does no good. The wilful old man plunges back and begins a new section: "Five thousand years ago our ancestors can have had no more economics than the animals"—"Well said, old mole, canst work i' the earth so fast?" The chapter is called "History of Toil through the Ages."

In this way the book proceeds, and the real interest, after all, is not in William Clissold, but in what he has to say on things in general, and how he says it. "There is no Communist system, it is a negation, a project-shaped vacuum," he writes. "Project-shaped vacuum" is good. "The *Daily Herald*," he writes, "would wrench a Northern coalfield from the Duke of Northumberland and leave all the minerals of the Riff to Abd-el-Krim." His account of the cause of the Russian

Revolution is nearer the truth than that of most writers. William Clissold had business interests in Russia, and Mr. Wells has the sense not to make him pro-Bolshevik. Mr. Clissold's father was a fraudulent company promoter who, like Mr. Whittaker Wright, took poison in court upon hearing the pronouncement of his sentence.

The other two volumes will be awaited for what Mr. Wells has chosen to give in them of his outline of the world at large. The next volume will, I believe, contain much more of the actual life story of William Clissold, and for that reason would possess a stronger human interest than the first.

STEPHEN GRAHAM.

The World of William Clissold, by H. G. Wells. (Benn, 7s. 6d.)

This Day's Madness, by the Author of "Miss Tiverton Goes Out." (Arrowsmith, 7s. 6d.)

THE anonymous author of this book has already made herself—surely it is herself—a niche as one who is able to give her readers the results of a marvellously clear and sympathetic and, at the same time, philosophic insight into the working of a woman's mind. It would be only fair to warn the readers who have delighted in her previous books that they will probably find the first quarter of *This Day's Madness* a little disappointing. Letty Monckton seems, at first glance, a rather dully conventional young person whose only peculiarity is having a mind a little too much formed for her years. We meet her just when the father she has never known has come back from India to settle down at his family seat, surrounded at various distances by the rest of the Monckton family, and Letty with her prettiness and Cousin Bernard with his handsomeness suggest to all beholders—as they do to the reader—a very obvious and comfortable little love story. But gradually it emerges that Letty is not the pretty, slightly cynical little doll she appears—her long dead mother came of a vastly different stock from that of the Moncktons, and it is her blood which throbs in her daughter's heart. Letty's struggles for the sacred right of being herself, not merely a Monckton woman, become absorbingly interesting. The story of her marriage, her wild flight to her mother's people, her return to her father, is difficult to put down till the last page is turned. Her machinations that Cousin Minnie's rheumatoid arthritis may come under the care of the unauthorised Mr. Bullen would probably have been considered evil beyond words in most families—even leaving her own interest in the scientist out of the question—but the reader who sees in them a defeat for Uncle Maurice will certainly, if silently, cheer her on in her wickedness. Uncle Maurice himself is one of the most odious and realistic old men who have appeared in the world of fictitious folks for many a long day.

First Fiddle, by Jean Grieg. (Collins, 7s. 6d. net.)

IT is unfortunate that readers of this book will find it difficult to forget Miss Kennedy's "Constant Nymph." This is not to say that it is not good. For a first novel, as it seems to be, it is remarkable. It avoids false sentiment, and the story follows a steady line of development without the usual digressions and complications of the first novel. That there is a similarity between some of the characters and situations of the two books is immaterial. It may worry the reader at first to find that here again is the musician who seeks relief from the wife who wishes him to make music serve social and cultural ends in the company of the very young girl whom she hates and snubs. But as the story develops the initial similarity is lost sight of and the unusual character of Irene is drawn with such insight and sympathy as to change the book from a "study after Miss Kennedy" to an original contribution to the study of human character. The real weakness of the book lies in the fact that Miss Grieg does not quite bring George Lucas to life. Instead of allowing his attitude to music to be revealed in what he says and in his reactions to society, she is obliged to formulate it at length. And elaborate formulation inevitably becomes tedious. Where Miss Grieg really succeeds is in the relationship of George and Irene. The sacrifice of self to another, is always a bitter and severe discipline, and she has portrayed it as such, instead of sanctifying and sentimentalising it out of recognition. Altogether, an interesting piece of work.

Country People, by Ruth Suckow. (Jonathan Cape, 7s. 6d.)

THERE are some books of whose desirability we may be assured, while finding ourselves totally unable to enjoy reading them. Of such is *Country People*, by Ruth Suckow. This young American author has given us yet another devastatingly true picture of pioneer farming life, this time of German settlers in Iowa. The cycle of three generations is gone through, each one acquiring more of the doubtful blessings of civilisation, until at the end the grandmother is left to finish her days in the town she could never quite get used to. Each one of the many characters is living, each action is inevitably true, yet this stolid sequence of births and deaths and marriages is so indefinitely and terribly depressing that we long, shamefacedly, for an "intellectual" or two among the country people. The author's style, lucid and unadorned (except for a too frequent use of unnecessary quotation marks), and entirely unemotional, is ideal for this form of narrative. Here and there are many portraits that stand out—of Grandma Stille, "squat, craftier looking than ever, with that round wrinkled face, the round ear-rings, her eyes two slits in narrowed lashless rims"; of August, driving his new car proudly, "scowling, not sure whether he could miss all the buildings and stop where he wished"; of Emma having her operation and enjoying the unprecedented spoiling. And yet—is it the lack of humour and imagination in this family chronicle, or our own incapacity for appreciating Middle Western life, that prompts the question, "Why was it written at all?"

The Baby Grand, and Other Stories, by Stacy Aumonier. (Heinemann, 7s. 6d.)

A BOOK of short stories should be read as a basket of cherries is eaten: that is to say, one should pick out the best ones first. Unfortunately, Mr. Aumonier's volume is rather more like a fruit salad than a consistent dessert dish. It ranges from the rather too syrupy to the sub-acid.

The samples range from the sentimental through the sensational down to the farcical. The particular story which is the best is "The Everlasting Club," a grim study written with restraint and imagination. The leading story of the book, "The Baby Grand," is by no means the best, but is a good example of the way in which Mr. Aumonier endows happenings in the lives of squalid and uninteresting people with a glamour of adventure and romance of which they themselves are splendidly unconscious. "The Room" is, perhaps, the second best story in the book. It re-tells the old truism that one man's curse is another man's comfort. The man in the back room in the little street off Tottenham Court Road longs for the desert, the man in North Africa is fiercely delighted at being able to exchange the wild savagery of Algiers for the squalid delights of a room off Tottenham Court Road. Mr. Aumonier is always worth reading, for there is thought behind his work, a speculative exploring sort of thought which leads the reader to reflection. He does not preach, does not even suggest remedies or explain actions, but leaves you with the note of interrogation.

Swift Nicks and Other Ballads, by Harry Prince. (Daniel, 3s. 6d.)

AUSTIN DOBSON has evidently been Mr. Prince's master, and one or two of his best poems, such as "Jenny Adair" or the charming "Mistress Prue," might be bound up in a collection of his poems without much likelihood of causing the reader to stumble or exclaim at their different quality. His highwaymen are, on the whole, coarser villains than Dobson's were, his ladies not quite so delicately fine, his detail not so exquisitely etched, and, of course, his technical skill lags far behind that of one who excelled among the poets of his day in that particular. At the same time there is much to enjoy, if a little to emulate, in his volume, particularly in the old London poems, of which "Our Nell" commemorates the fact that every Thursday the bell-ringers of St. Martin-in-the-Fields ring a peal of remembrance for their benefactress—and ours, for they are perhaps the loveliest bells in all this city of churches—Nell Gwynne.

"Ring out, ye bells, a joyous peal;
Ring out and cast your spell,
Methinks you know who made you glad?
'Twas our sweet Nell.

"Ring forth, Saint Martin's bells, with pride;
Ring forth the tale you tell;
Perchance your tongues would silent be
But for our Nell.

"Ring gently, bells, a carillon;
Ring softly, knowing well
That in Saint Martin's, sleeping, lies
Your benefactress Nell."

A Village on the Thames. Whitchurch: Yesterday and To-day

by Sir Rickman J. Godlee, Bt. (George Allen and Unwin, 7s. 6d.)

THE chapters which compose this book were originally written for a parish magazine. They were, certainly, very well worth re-publishing. Just as the traveller abroad can sometimes best study a country by the patient observation of one single town and its inhabitants, so do these essays on the records, life and natural history of one village tell more than many a rambling account of fifty counties. Sir Rickman Godlee was a great surgeon, and brought to whatever he did the most highly trained powers of observation. Yet about this book is none of the dryness or pedantry which we are apt to associate with science. It is essentially the work of a lover of the countryside, a revelation of the enjoyment and instruction that can be derived, by the busy as well as by the leisured, from the little things of life which surround us. Especially charming are the later chapters on natural history—on insects, birds, reptiles, and the mammals which afflict or help the farmer.

Some Records of the Wingfield Family, by Lieutenant-Colonel

John M. Wingfield, D.S.O. (Murray, 10s. 6d. net.)

THE Wingfields came of an ancient Saxon family settled in the eastern counties prior to the Conquest, who rose to great prominence in Tudor times. These records apply more especially to the reign of Henry VIII, and embrace the careers of the twelve sons of Sir John Wingfield, who also had four daughters. (The spelling of the name varies—Wyngefild, Wynkefeld, Wingfeilde, Wyngfeld.) Sir Robert Wingfield's career as Ambassador in France, as well as in other countries, more especially at the "Field of the Cloth of Gold," occupies a considerable portion of the book and is of much interest. He suffers frequently from want of money, and writes repeatedly to Wolsey and to the King, begging for money to be sent him. "If not relieved sooner than he can hope, he will be obliged to hide himself this Christmas." And not having been successful, he writes again, "Begg to be recalled. Will be obliged to sell his plate if not recalled." There are two pictures of the Wingfields, one of which belongs to the author, and is at Tickencote Hall, where it has been since 1650. In the centre of the picture are shown the kneeling figures of Sir John Wingfield and his wife, Elizabeth; on his left kneels his father, Sir Robert, and on the right of his wife, the figure of his younger brother, Sir Henry, while above and below are those of his twelve sons and four daughters. The other picture is at Boughton House, Northants, and is almost identical. There must, however, be much more that might be said about the Wingfields of Wingfield Castle, and the magnificent tombs in Wingfield church. We may have before us, at present, only a first instalment, and should welcome further records of the lives of this interesting family.

A SELECTION FOR A LIBRARY LIST.

A QUAKER'S ADVENTURES: THE STORY OF THE FRIENDS' RELIEF WORK IN EUROPE DURING THE WAR AND AFTER, by A. Ruth Fry (Nisbet, 10s. 6d.); GUY DE MAUPASSANT, by R. H. Sherard (Werner Laurie, 21s); THE SOUTH AFRICANS, by Sarah Gertrude Millin (Constable, 7s. 6d.); WAYS OF ESCAPE, by Noel Forrest (Constable, 7s. 6d.); RAMSDEN, by Talbot Mundy (Hutchinson, 7s. 6d.); BELLARION, by Rafael Sabatini (Hutchinson, 7s. 6d.); WHAT SHOULD A MAN DO? by Horace G. Hutchinson (Hutchinson, 7s. 6d.); THE KEY ABOVE THE DOOR, by Maurice Walsh (Chambers, 7s. 6d.); UNDER THE CHERRY TREE, by Peter Traill (Faber and Gwyer, 7s. 6d.); WHAT REALLY HAPPENED, by Mrs. Belloc Lowndes (Hutchinson, 7s. 6d.)

DONCASTER AND SIR TATTON SYKES

THIS is the eightieth anniversary of Sir Tatton's leading in his namesake to scale at the St. Leger. He was only seventy-four then, and he had turned ninety before he died. Doncaster would never be itself without Sledmere, where Mr. Henry Cholmondeley has been keeping up the triumphs of the yearlings for many years now, and it is still haunted by memories of old Sir Tatton (to distinguish him from his son, "the late Sir Tatton," as he is designated in Wolds), who, as he would tell his neighbours at the rails, had been at every St. Leger but Charles XII's since he was fourteen. His last and seventy-fourth was the St. Leger of 1862. He had nearly missed Blacklock's, so he used to say, by riding the 720 miles to Aberdeen and back for a mount on the Marquess of Huntley's Kotusoff, with his racing jacket under his waistcoat, and only a clean shirt and razor for baggage. For forty years, when at Doncaster, he used to sleep, with a cow-keeper in Sheffield Lane, who had offered him a bed when he had arrived late one night and not another was to be had in the town. The iron physique that enabled him, till his eighty-ninth year, to stand each day at the sales and races for nearly seven hours on a stretch (shaking hands, of course, with scores of people who claimed his acquaintance, and whom he said he had never seen to his knowledge), is still the subject of anecdote in Yorkshire. His was the heroic age of English sportsmanship, of Gully and Osbaldeston. He learnt the noble art from Gentleman Jackson and Jem Belcher, and when he was articled clerk in Lincoln's Inn Fields, to Atkinson and Farrer's, he walked down to Epsom and back to see Eager's Derby in 1791. When he came to Hull and entered the banking business, he took a fancy for sheep breeding, that became one of his ruling passions through life. He began with twenty Bakewell ewes from Mr. Sanday's flock, met them at Lincoln, where they arrived by wagon from Holmpierpoint, and himself drove them home to Barton near Malton, three day's journey. Besides his ride to Aberdeen, he used to ride up to London, whenever occasion took him, to Doncaster for the races, and till he was upwards of eighty he made an annual June ride into the Midlands, to Burgess's, Buckley's and Stone's sales of stock, for he loved Leicestershires.

"The Druid" (H. H. Dixon), in that admirable work, "Saddle and Sirloin," describes the usual activities of a Tatton Sykes day. Indeed, I have already been quoting largely from it, for although Sir Tatton is my great grandfather and has been familiar to me all my life as a "character" whom I ought to resemble, I confess that I have known him by tradition rather than by actual story. "It was Sir Tatton's habit," writes "The Druid," "to get up at half past five in the winter, shave himself in cold water, and wash his head. He would then go into the library (the great library that runs the whole width of Sledmere and contained his brother's famous collection which



SIR TATTON SYKES, LEADING IN THE WINNER OF "THE DONCASTER GREAT ST. LEGER, 1846."



J. F. HERRING'S PORTRAIT OF SIR TATTON SYKES AND HIS NAMESAKE.

Sir Tatton sold in 1832, in order to finance his horse and sheep breeding), and walk in his dressing gown, slippers and breeches. The library is ninety feet in length, and he used to calculate how many miles he walked by filling his pocket with silver and depositing a piece of it on a table at one end every time he had finished the return journey. Sometimes the ultimate array of monitors would speak to a strong four-mile exercise before breakfast.

For three years previous to his death he was seldom up before six—and latterly seven o'clock, and before he was eighty he gave up his early rides to Garton, Kirby and Wetwang. When he took them he was always back to an eight o'clock breakfast, and a basin of milk with apple or gooseberry tart was his delight. Bread he rarely touched, and he took tea occasionally, but the only meat he really cared for was a very fat shoulder of mutton. "The Druid" omits his favourite dish—a certain kind of curds—the recipe of which we have at home. It is the finest accompaniment you can have to stewed fruit, and it is peculiar to the Yorkshire Wolds and Denmark. For as the late Mark Sykes used to say, "We Woldsmen are Norse pirates, who drove the flint knappers down to Selby." Another relish of Sir Tatton's was for cherry tart, of which he consistently ate the stones, till somewhere after his eightieth year, when a doctor advised him to desist. As he had a stout mistrust of doctors, I doubt if even then he broke the habit. His daytime activities consisted in riding round the paddocks with Snarry or with the shepherd, working himself at constructing dew ponds and making roads, hedging, hoeing, any odd job in which he could work off his super-abundant vitality. It was by road making that he eventually died. The road between Sledmere and Fimber was being lowered and he had worked very hard in his shirt sleeves at breaking stones. "Richard" took him out his ale and sandwich for luncheon, and he went out of the sun and sat down on a tree root in the plantation to eat it, and there fell fast asleep; and the draught brought on a chill which he never got over.

In addition to all his breeding and squire business, judging at shows and carrying on his father's and brother's improvement of the estate (his use of bone manure brought crops and pastures to lands that had never carried them before), he hunted the Middleton for forty years, and for four years over an enlarged country (owing to the giving-up of the Holderness), from Spurn Point to Coxwold. His brother (whom he succeeded in the title in 1823) had bought the Middleton from Lord Feversham in

1804. The club coats had a pale blue collar with a silver fox, and buttons inscribed with the motto *Sykes Goneaway*, and during the four years that he hunted the combined country, he had Martin Hawke and George Osbaldeston as his fellows. But he preferred racing to hunting, and from 1808 to 1828 kept a few horses in training at Malton, chiefly for the purpose of mounting himself in races for gentleman riders. His first win was on Telemachus at Middleham in 1803; in 1808 he matched his mare, Theresa, for 500 guineas, over a four mile course at Doncaster and won. He wore his colours, orange and purple, for the last time in 1829, when he won at Malton on All Heart and No Peel.

There are several pictures of Sir Tatton. There is the one of him on the little chestnut mare by Sir Francis Grant. He rode her up to London and used to tell how Grant shared a bottle of pale ale with him by way of "improving my complexion" for the picture. But the most characteristic are the two illustrated here. *Apropos* the one by Herring, where the horse "Sir Tatton" is fondling the crook of his stick, he used to tell the story of his grotesque reception at the artist's house in Camberwell, where he always looked in when he was in London. One one occasion the servant girl could not speak when she opened the door, but shrieked with laughter for a minute or two and then ran to her master's studio. There she did no better, and could only sit on a chair and gasp out, "The old gentleman with the stick," and then off she went again, like a woman bewitched, till Herring went to the door himself. "The girl," remarks "The Druid," "had evidently paused amid her sweeping labours, and conned over the likeness of 'the old gentleman,' at the head of the horse, Sir Tatton Sykes, and seeing it suddenly embodied in flesh and blood had quite overcome her."

These are a few of the doings of that remarkable old gentleman to whom our best strains owe so much. He made few *obiter dicta*, being a man of few words, preferring to listen rather than to air his own opinion, which he always did in the most courteous way, prefacing anything he might say with, "I may be wrong, sir." Yet, although it was no small achievement for one man to have bred Grey Monus, The Lawyer, St. Giles, Gaspard, Elcho, Dalby and Lecturer, and to have founded a stud that is still one of the leading nurseries of the world, it was his shrewd, vigorous, lovable character that has won him immortality, and to hear all there is remembered of that, you must go to Yorkshire.

CHRISTOPHER HUSSEY.

THE PROBLEMS OF MARKETING

IN singling out for special mention some of the most pressing problems which call for reform in agriculture, that of marketing is probably the most important. This is true of practically everything that the farmer has to sell, and it is very evident that in many directions the producer is robbed of a fair share of his profit. The series of economic reports dealing with marketing which the Ministry of Agriculture is issuing is indicative that this same problem is recognised in official quarters. The situation was admirably stated in a question raised by a contemporary: "Why is it that so many farmers go under whilst the middlemen thrive and prosper?" This is a question which is not peculiar to agriculture alone. It has also been asked of the coal industry and various other products, but sooner or later it will have to be tackled in the interests of the producer.

The position is doubly delicate in relation to agricultural products. Foreign competition is not only keen, but the quality of the competition in many cases defies all opposition. Uniformity and a high regard for quality have ensured a steady market for imported products. Yet, despite this, the Linlithgow Committee reports indicated in no uncertain measure that home producers are too much at the mercy of people who are not prepared to forego any of their normal profits whatever the state of the trade. This means that in a depressed period it is the producer in particular who suffers, and retail prices are not proportionately reduced.

This question is one of such obvious importance that it cannot be dismissed as being incapable of solution. There are several ways out of the present difficulties; but the main trouble appears to be making the move. The possibilities of direct sale to the consumer are probably limited. It is never easy to fight well established retail businesses single-handed; but it should not be difficult, by means of collective bargaining and marketing, to reduce the number of interests claiming a profit out of agricultural produce. In a recent publication, "The Marketing of Farm Produce," by Mr. F. J. Prewett of the Agricultural Economics Research Institute at Oxford, many valuable suggestions have been made. Thus, it is suggested that the present methods of marketing livestock are quite out of date, which is generally apparent to all who have closely studied the matter. There are dotted throughout the country many small markets to which farmers send their stock. The weekly attendances of buyers are restricted because there is considerable uncertainty as to the quantity of livestock to be offered for sale. Buyers are not likely

to attend any market in numbers if there is not a fair chance of being able to buy in the quantity desired. The result is that a few local buyers attend, and these, usually being friends, come to an agreement not to outbid each other. Hence the commencement of dealers' rings, and the impoverishment of the farmer. Mr. Prewett makes the suggestion that many of these smaller markets should be eliminated, and that co-operatively owned markets at good centres should be established. Furthermore, it is suggested that fat stock should never appear in a market at all, but should be disposed of to co-operative slaughteries, which would make it possible to effectively utilise the by-products and thus do away with a great deal of the waste which undoubtedly takes place under the present system.

The value of more perfect marketing would undoubtedly be quickly reflected in a better regulated system of farming; while the growth of multiple retail shops makes it abundantly clear that farmers must place themselves in a stronger position than they are at present in order to fight foreign competition. One can, naturally, understand that small consignments of produce of varying quality fail to appeal to firms whose very existence is based on the supply of a high-class article at a reasonable price. What Colonial and foreign agriculturists have found it necessary to do cannot be beyond the power of agriculturists in this country, and it would seem to be essential to preach, in and out of season, the need for collective marketing. If the Government is anxious to tackle the agricultural problem, there is room for the appointment of marketing organisers whose duties would be to lead and to direct in all problems relating to this wide subject.

The position at the moment is rather one-sided. A great deal of money is being spent on agricultural education. This covers many fields of knowledge, and not only concerns the improvement of the standard of farming, but also deals with the various diseases of animals and plants. In short, every aspect of food production is dealt with, while the liberty of the individual is restricted if, for the benefit of the community as a whole, it is found necessary to do so. This is particularly seen in relation to various plant and animal diseases, which are controlled in the interests of the industry as a whole. One might also be forgiven for asking if marketing "diseases" could not, on a similar basis, be also controlled, if it would further the interests of rural life and establish a more contented industry?

AUSTRIA OF THE AUSTRIANS

BY NEIL GRANT.

WE were looking out of a drawing-room window in the house of Herr Krupp, one of the great steel and coal magnates of Austria—a very fervent Austrian patriot he is, despite his name and the origins of his family, and with no sympathy for the "Anschluss" (union with Germany) movement. At our feet lay the village of Berndorf, where his workmen live. A church and a school rose from the neat cottages and in the background were the hills of the Wienerwald. We had lunched at the hospitable table of Herr Krupp with several of his directors, and had sampled some wonderful hock and some white '43 port, which our host, a sapient septuagenarian recommended with good reason to our English palates. Our minds were at rest and the eye was delighted with the sylvan scene in front of us, and yet, strangely enough, we were in a mining district, and just round the corner, almost touching the walls of the house, were the metal works, blast furnaces and all—turning out, amid noise and dust and heat, the finished products of an industrial age. The coal, taken from pits hidden by pines and ridges, came by aerial trolleys over the valley, and the very smoke of the factory, wafted away by cunning winds, was hidden from our eyes. We were in an Austrian Wigan, but we might have been in a Chiltern glade.

Here, in a paragraph, is Austria. Life there never seems to run to brutal extremes. A great industrialist lives amid his people and, like a merchant of London of the eighteenth century, sleeps a yard or two from his house of business. One has not to fly from the factory to the country in this mountain republic; the country is at your door. You turn from a stifling furnace and, behold, the hills are greeting you. You leave the panting sheds, where long lines of molten steel writhe like snakes, and then, in a minute, you are listening to the cowbells and watching the patient animals meandering through the meadows. The graces and amenities of life are never forgotten in Austria. Herr Krupp is in his way as patriarchal as Jacob. The bureau of Herr Schober, the famous head of the Austrian police, is full of plants and flowers; he seems to be tracking down the international Bolsheviks in a conservatory. The women in the rubber factories always take flowers with them to their work. When one of the heads of the Daimler works enters he takes off his hat to his workmen as if he were saluting a company of crowned heads, and the men are as ceremonious as their master. Everybody is polite. In an Austrian tour which lasted three weeks I only met one rude man, and he was a Scotsman. The sweet and plaintive *Bitte schön* which one hears at the frontier follows all over Austria, like the restful murmur of an ingratiating wind. *Noblesse oblige!* and everywhere you are reminded that Austria is an ancient and a courtly country.

I started by car from Vienna and covered most of Austria except the southern province of Karinthia, travelling by way of the Semmering, Graz, the famous Eisenerz mountain, Steyr, Linz, through the beautiful Salzkammergut by way of Gmunden and Ischl to Salzburg, and then from Salzburg to Badgastein and Kitzbühel to Innsbruck, where I embarked for London. Throughout the entire journey I had only one mishap, a puncture a few miles outside Vienna. But then my chauffeur

was a marvel. After my first hour of him I realised that there was no speed limit in Austria, and I consoled myself with the hope that my demise would be a painless one. But I soon found that he was the most careful of drivers, and even at a speed of eighty kilometres he showed the most delicate consideration for all those he whizzed past on the road. I heard afterwards that he was employed by the Steyr Company as one of the drivers who tested their latest models on the tracks, and he certainly manipulated corners at speeds which made one gasp, at first with fear and then with admiration. The Austrian roads, on the whole, are excellent, and my only objection to them is the dust, which is, of course, much more worrying to the pedestrian than to the motorist. The sign posts are frequent and reliable, and it is not easy to lose one's road. Except in the holiday months of July and August there is comparatively little traffic, and the only trouble comes from the herds which, in the pastoral districts, saunter amiably along the roads. There are some stiff gradients, and in the country between the Eisenerz and Steyr, and in certain parts of the Salzkammergut, a car is put to some severe tests. The hotels were, almost without exception, excellent and reasonable. They, of course, varied considerably, from the hotels de luxe of the Semmering to the comparatively modest pensions I stayed in in the villages of the Salzkammergut. During July and August they are nearly all full, as in other parts of Europe, but in May and June and September and October, they are comparatively empty. The first-class hotels, for example at the Semmering and Salzburg, are, I think, more sumptuous and more up-to-date than similar establishments in England, and, with a few exceptions, are much cheaper. It is possible, outside the crowded months, to live in one of these first-class hotels for fifteen shillings to a pound a day, all meals included and with private bathroom attached to the bedroom. In some of the pensions one can live for much less. Some visitors complain that the butchers' meat of Austria is somewhat tasteless, but the veal is succulent, is cooked in a variety of ways, and their poultry, trout (the famous *blau forelle*) and other fresh-water fish, are delicious; and to those who like a sweet may I respectfully commend Salzburger Nockerl. As for drinks, the glories of Austria are its coffee and its beer. To me one of the most astounding features of my trip was the extraordinarily good coffee to be had at the humblest of inns. In England you get good tea and bad coffee; in Austria bad tea and good coffee. Why should this be so? But in both countries you get excellent beer. The consumption of beer is steadily growing in Austria, despite a tendency for prices to rise, and, certainly, a pint of light beer brewed in a Styrian brewery is a most refreshing draught after a spin on a dusty road. In a word, that inner man, which we affect to despise when we are talking about holidays, but which soon begins to protest if its demands are

not satisfied, need not worry about Austria. As the seaside landladies of Britain say "There is plenty of everything at a moderate charge."

Modern Austria is a mountain republic, saddled at its extreme eastern frontier with the great and historic city of Vienna. Many bizarre things were done in Paris in those exciting months of 1919, but surely nothing more bizarre than making the city which was the capital of an Empire the capital of a mountain republic



INNSBRUCK: THE THERESIENSTRASSE.

and expecting all to be well. However, this is not a political article, so perhaps it is best to follow the example of the Austrians themselves and to smile politely when St. Germain is mentioned. One never forgets Vienna in Austria any more than one forgets Paris in France, and one never forgets the mountains. They are always with us, rising gay and green with their beeches and firs in Styria and the Salzkammergut, and breaking here and there into the grandeur of the Dachstein and of the Kaisergebirge of the Tyrol. But they are never oppressive. They have the accessibility of the Viennese temperament. Perhaps the Austrians derive their charm from their hills. At any rate, both people and mountains are invariably pleasant, and never dull. Personally, I discriminate in the matter of mountains! I have my preferences, as I have my preferences for certain kinds of men. I do not lift mine eyes to every hill, and more than once I have been frankly bored with the ocean. But the ranges of Austria fill me with delight. They are so very human, with their tossing trees and the little flowers that grow on their slopes and the rivers that rush so joyously through their villages. And catching this spirit of beauty the people of the villages and homesteads are for ever seeking to bring colour and gaiety into their lives. I travelled through the Salzkammergut on a fête day. There were processions everywhere, winding through the green fields, headed by bands the men wearing the *gamsbart*, the women in bright prints and the innumerable bicycles—every villager has a bicycle in Austria—gaily garlanded with paper festoons. And all at the cafes there were bands surrounded by holiday-makers who watched their flags and banners flapping lazily in the wind, the women gossiping and the men smoking their enormous meerschaum pipes. Life goes on despite the fall of empires, and not even the treaty-makers can take away the Austrian peasant's pleasure in his pipe, or his good wife's enjoyment of a bright dress or a lively melody.

Nor are the cities and towns of Austria one whit less interesting than the countryside. To me Vienna is a city of hidden as well as of commanding charms, a city full of shy beauty and silent old squares and forgotten palaces. To walk without any purpose, free of guide or guide book and simply to trust to the unseen goddess who leads to quaint by-ways, is to catch the spirit and see the glories of the real Vienna. And the smaller



GMUNDEN AND THE CALVARIENBERG.

towns offer the same quaint surprises. Graz was the refuge of the retired officers in the old days; and to-day behind the walls of its unpretentious houses is concealed many a tragedy, a grim struggle to obtain the necessities and a little of the amenities of life on pensions which, in the case of a general, do not amount to £150 a year in English money. Yet, despite its economic difficulties Graz holds gaily on. Its streets are full of bustle, and who can forget the peace of the Governor's palace, or the marvellous court of its provincial Parliament? Steyr, too, is another town of Upper Austria well worthy of notice for other things than its famous motor works, for to step into its principal street is like stepping into the Middle Ages. The Protestants were once strong in this ancient town, and to-day the rooms in which they worshipped in secret still remain very much what they were in the sixteenth century. Schubert, too, lived in Steyr, and music lovers still search for the score of the lost symphony, which they trust may one day be found within those ancient and gracious walls. Then there are Salzburg and Innsbruck—but here the Englishman is on familiar ground. Yet such familiarity surely cannot breed contempt. I have been many times to Salzburg, but to me its fortress (reminding one so forcibly of Edinburgh), its swift rushing river and its memories of Mozart are still as fresh as the spring. I can still while away a pleasant afternoon in the gardens of that amorous arch-

bishop at Hellbrunn and watch the trout idling in the ponds, and listen to the monotonous tones of the guide as he tells the story of Perseus and Andromeda and all the other toy wonders set in motion, to the delight of the children, by water power. And when I say good-bye to Austria I like to do so beside the monument of the Emperor Maximilian in the Imperial Church of Innsbruck, and in the presence of those glorious figures which have given immortality to the age of chivalry. Those kings and queens seem to guard not only an Emperor, but a country, and it is pleasant to think that the courtesy for which they stand is still as enduring in Austria as the bronze of which they are made.



A ROAD IN THE SALZKAMMERGUT.

CORRESPONDENCE

THE THREAT TO SUSSEX.

TO THE EDITOR.

SIR,—Everybody who lives in South Sussex, and many thousands more who visit it and have learnt to love it, will be gratified to you for the suggestion that remaining open spaces of the South Downs should be scheduled *en masse* by the First Commissioner of Works and that an Open Space Fund should be formed on the lines of the Road Fund to purchase such areas as national parks. Those who do not realise what is happening should be sent down, if only for a day, to travel as slowly as possible along the coast from Rottingdean to Beachy Head. The stretch from Rottingdean to Newhaven is already entirely ruined by sporadic and unregulated building. Now the cliffs between Seaford and Beachy Head are threatened. Of the combs that run north into the Downs, Crowlink is, perhaps, the most beautiful, but, apart from this, once the infection takes, it will spread, without doubt, to the edge of the Down space now protected by Eastbourne, and the incomparable white cliffs which the visitor sees from the foot of Beachy Head will soon be crawling with Brixton bungalows, tin shacks and chicken coops. It is a problem which, obviously, must be tackled on a national scale, otherwise the speculative builder, even when he can be diverted from his fell designs, will continue to flourish on the forced benefactions of the nature-loving public.—RALPH JEFFERSON.

CEDARS AND LIGHTNING.

TO THE EDITOR.

SIR,—On August 10th, at 10.20 a.m., a grey cedar here (*Atlantica glauca*) was struck by lightning. The tree is about sixty years old and 60ft. high and stands only 45yds. off the lightning conductor which is affixed to the flagstaff on the house—also about 60ft. high. We heard a sound like the crack of a rifle, and two workmen near the tree felt a strong electric shock. The tree has two leads, one of which was barked and the bark scattered. The other lead appears to be intact and we hope may save the tree. As to the liability of cedars to being struck, the tree in question is close to several elms, which are taller, and there are several sequoias, also much taller and quite near. The following Sunday, 15th, though we felt nothing consciously of the earthquake, the front of a grate on the north side of the house was shaken out by it.—CHARLES PETTIWARD.

"WATER BABIES."

TO THE EDITOR.

SIR,—This photograph was taken in the Isle of Eigg in July. Its interest lies in the fact that it shows sun baths can be enjoyed sometimes, after bathing, by small boys, without



SUN AND SALT.



SHALL THE SEVEN SISTERS BE CROWNED WITH "BRIXTON BUNGALOWS"?

going abroad! It was taken with quite a small hand-camera.—HILDA TREVELYAN THOMSON.

DUCKS IN A FROST.

TO THE EDITOR.

SIR,—Although the habit of wild duck in keeping water open in winter is well known, the enclosed account which appeared in print nearly a century ago, is interesting.

"SINGULAR INSTANCE OF THE INSTINCT

OF WILD DUCKS.

BY MR. PHILLIPS.

Author of the Pomarium Britannicum, Sylva Florifera, &c., &c.

"BEING engaged in improving the grounds at Hedgerley Park, Buckinghamshire, during the last winter, I was desirous that the labourers should be kept employed in frosty weather, and therefore took the opportunity of collecting a quantity of large roots and stumps of trees, which had been grubbed up at various times in the woods and hedgerows; these were dragged over the ice to an island in the centre of the lake for the purpose of forming picturesque towers, and ruins. During this process I was much amused by the movements of a great number of wild ducks on the opposite side of the lake, when about fifteen or twenty of these aquatic birds were constantly swimming, diving, and violently agitating the water, so as to prevent it becoming congealed by the frost; this they effectually prevented, although the ice on the other parts of the lake was sufficiently strong to bear not only the weight of the large stumps of trees, but also that of ten or twelve men,

whose labours were necessary to drag them to the island. When these ducks became weary, and retired from the water, they were regularly relieved by about the same number of others, which had been nestling among the rushes on the bank, and these, again, after a certain time, relinquished their labours to another party, so that the water was kept in a constant state of agitation both night and day, until the frost was over. I observed that whenever the fresh party of ducks entered the water their first object was to swim close to the ice in a semicircular form so as to entirely prevent it congealing anywhere within their boundaries; but what struck me as the most extraordinary circumstance was that when the well known whistle of the keeper proclaimed the feeding-time, it had no effect on the ducks then on duty, although all the others flew as usual to the spot with their accustomed clamour, a

part however soon returned to the lake with a loud call for those then in the water to change situations, which was performed with an alacrity and regularity that would have been a lesson to well disciplined troops. The ducks appeared almost regardless of the labourers, although at other times a single footstep would have alarmed the whole flock, and put them to flight.

Henry Phillips.

21, Russel-Square, Brighton, July, 1832."

Wild duck are reared at the present time for this bit of water, including a rather scarce white breed, and give excellent sport, rising over trees which surround it.—MAUD STEVENSON.

A VILLAGE DEBATE.

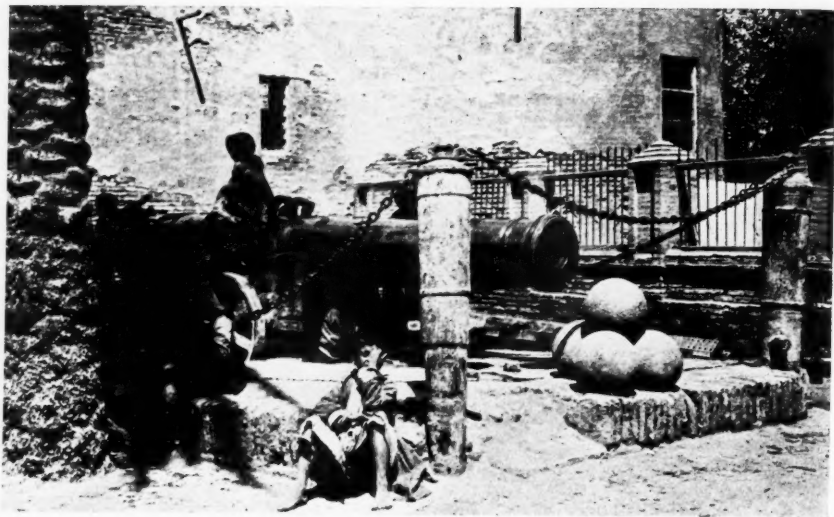
TO THE EDITOR.

SIR,—The description by Mr. Alfred Percival of a village debate, which you recently quoted, makes me think that this account of one may be of interest. A little while ago this notice appeared in our village: "A meeting will be held outside this shop on Wednesday next at 7 p.m. to discuss whether or not this Village is in favour of the erection of a Village Club." For a week we had considered this question, and when the evening came the meeting was packed. The village store boasts a terrace 6ft. by 4ft. with three steps. This was the platform: the audience occupied the cross-roads. Just opposite the shop is the forge. We always listen carefully to the words of its owner. After all, he has been in business fifty years and at least 10 per cent of us are his descendants. He came with his five sons to help the debate. At the foot of the platform, nearly bent double by his constant intercourse with ditches, was the old roadman, expressing to the world, his opinion that "it was all damn nonsense." The crowd was composed of farm labourers, their wives and families, their dogs and bicycles. On its outskirts was the postman. He had stopped to help, although he probably delayed the departure of His Majesty's Mail by quite five minutes. A lover and his lass, unwittingly coming upon the gathering, were caught up and detained. The platform was filled by the speakers standing three deep. One after another they approached the steps and addressed us. We learned many things, the most important being that owing to lack of funds we could not have a club, however much we wanted it, unless we worked. However, we were not to be left quite unaided: the Squire would give us the field behind the shop. Here the grocer's face fell quite an inch. Our friends on the platform would come to our rescue if we showed any enthusiasm. The motion was put to the meeting and silence reigned. We looked at each other and began whispering. The blacksmith and his family approved the motion. Equally decided was the old roadman: He didn't hold with all this nonsense, he didn't. Let folks get on with their work was what he said. The worthy man of business, the village grocer, resented the loss of the meadow. He had always used it for his cows. But then, we reflected, he had never asked permission. The matter seemed to have come to a deadlock when the sexton was called upon to air his views. That worthy, having dozed comfortably through the meeting, pulled himself together, and announced, "Well, sir, I might be for it, and then again I might not." This ray of wisdom so electrified the meeting that the motion was carried *nem con.*—VILLAGER.

THE CITADEL GUN OF BAGDAD.

TO THE EDITOR.

SIR,—There are many famous guns in the world, but few that are supposed to have such supernatural powers as the one that stands outside the main gate of the Citadel of Bagdad. Sultan Murad was besieging Bagdad. He was a holy man, and an angel in the form of a gun came to his assistance, and thus Bagdad was taken. This angel is a very solid one, for it is a very fine bronze casting. From time to time, when the troops of the faithful have been hard pressed, it has flown to their assistance, and there are some who believe that it once more came to their assistance when Kut fell. An examination of the gun carriage does not confirm this. Many interesting little ceremonies have been witnessed from the citadel walls, for women bring their children to be blessed by the gun. They pass them under and over it, and even place the head of the little one in the muzzle. At night-time lighted candles are placed on it, and women whose husbands were away at the wars used to tie a piece of their garments to it believing that their men would be protected by so doing. Many guns and relics from Bagdad have been sent to England and India, but nobody will ever dare move this one, and it is far better that it should remain in the place where it is a real ornament and in keeping with its surroundings to delight the eyes of many a believer in its angelic origin.—R. GORBOLD.



THE ANGELIC GUN

being hired daily for the task. As, generally, the system is "the bigger the load the higher the pay," the owner of the donkeys never hesitates to put upon them a weight

roads, in the village streets and even the bazaars, poor animals that, overburdened with merchandise and tropical heat, have dropped and expired. Often a donkey represents the total wealth of its owner, who, however, seems unable to realise that too much weight and too little food overtax his capital. Incidentally, donkeys are hired for many purposes—for carrying ladies of the purdah round the bazaars and on their journeys to Mecca with their husbands; for turning the grinding stones of mills, and carrying the flour sacks; and the numerous other tasks of a country that depends upon animals for the whole of its transport.—Z.

A NEW USE FOR CREEPERS.

TO THE EDITOR.

SIR,—Perhaps the enclosed non-copyright photograph will interest some of your country readers, of whom I know you have a great many. The photograph shows the use made of creepers by villagers in the country districts of Sussex. It is by no means an uncommon practice, and perhaps some of your readers will be able to mention similar cases. This particular illustration is taken from a village just outside Hastings.—W. H. DYER.



"O, ALL YE GREEN THINGS UPON THE EARTH."

WHERE DEAD DONKEYS ARE NOT RARE.

TO THE EDITOR.

SIR,—The photograph was taken near Taki-Bustun in north-west Persia as the heavily laden trio were refreshing themselves at a stream from the hills that runs into the Karasu river, or the river of the "Black Waters." A trade is done in these parts in timber, mostly poplar and fir, obtained from the valleys and mountain sides. At Taki-Bustun is a somewhat primitive sawmill, from where the roughly sawn timber is transported to the town of Kermanshah twenty miles away. The wood is carried by donkeys, both animals and owner

equal to the last ounce of their endurance. There is a saying in England "As rare as a dead donkey," and seldom indeed are they seen. In Persia it is very much the reverse, dead donkeys are met with on all the rough



"DRINKING, DRINKING, DRINKING!"

ROOKS AND PHEASANT EGGS.

TO THE EDITOR.

SIR,—On March 27th last I appealed to readers of COUNTRY LIFE to report to me any cases of rooks supplementing their diet by feeding upon other birds' eggs. Practically all the replies received refer to the depredations of these birds on the eggs of the pheasant. Some twenty-three years ago Mr. W. B. Tegetmeier remarked that "The balance of the evidence for and against the rook in respect of conduct regarding the eggs of pheasants, appears to show that, when hard pressed for food, rooks will even destroy not only eggs, but also the young birds." He further said that the rooks take to this habit "in a sudden and unaccountable manner." Since these words were written our rook population has greatly increased, and with a like increase in the number of starlings the rook is more and more changing its diet. In the early part of the year considerable numbers of the eggs of the lapwing and pheasant supplement its diet, later it attacks those of the grouse, and finally does considerable damage to cereals and root crops. The correspondence now before me strongly supports what I have contended for many years past, viz., "that there are now too many of this species in the country, and, as a result, too many birds feeding upon the same kind of food in a given area; in consequence, the rook has taken to feeding upon cultivated crops. History shows that this has happened again and again. Repressive measures are taken to reduce the number of birds, and for some years we hear of no complaints about them injuring crops, but if permitted again to increase above a certain degree, they again become injurious. Therefore, at the present time, we strongly advocate repressive measures." I am fully aware of all the benefits that rooks confer upon agriculturists, but they are so numerous at present that a supplementing of their natural diet becomes a necessity, and the farmer and the game rearer suffer in consequence. If annually there had been a systematic collection of the eggs or destruction of the nests of known injurious birds or species in districts where the birds are far too numerous, the rook would have remained a most useful and beneficial bird.—WALTER E. COLLINGE.



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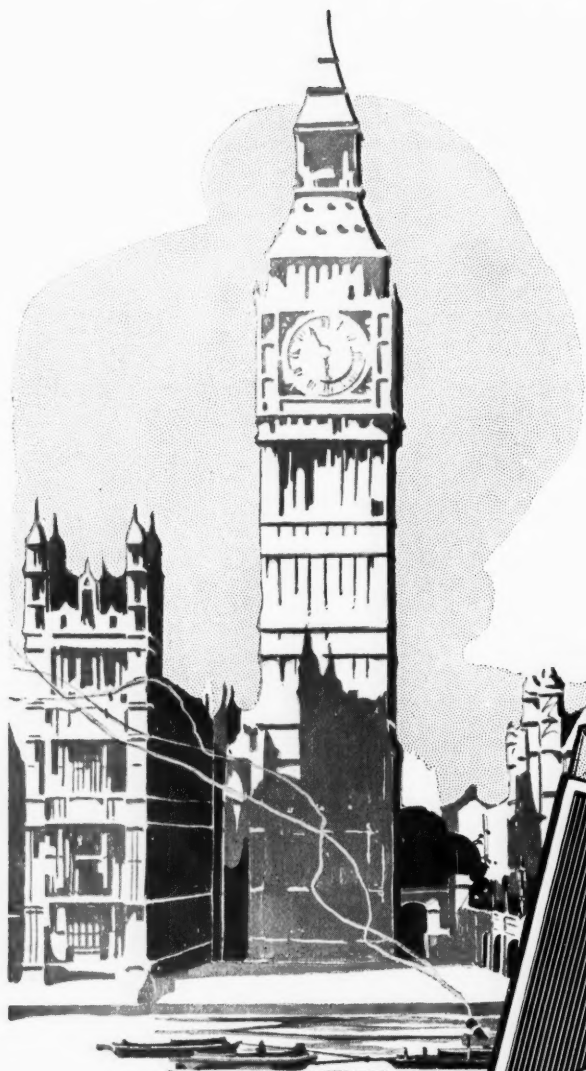
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IMPRESSIONS AT YORK MEETING

A VERY EASY WINNER OF THE GIMCRACK STAKES.

IT was unquestionably a most successful meeting at York last week. No doubt we shall be told that the general receipts were down, but then the paralysis in the coal fields of the West Riding must have had a very considerable influence on the attendance in the cheaper enclosures. The miners for the most part had to stay at home, though I noted some who had certainly come from the country of coal. They were enjoying themselves, and apparently were not suffering from any shortage of funds. It follows that the meeting was immensely helped by the fact of the good weather. There was no rain at any time, and if the going was admirable on the opening day, it was distinctly on the firm side before the close on the third day.

BOLD ARCHER ALL THE WAY.

There was a striking discrepancy between what the betting said would win the Gimcrack Stakes and the actual outcome. The former extremely fallible guide pointed, as it seemed unerringly, to Lord Derby's brown filly, Composure, by Buchan from Serenissima. She was the representative of the breeder-owner who had made a big entry in the first instance, and it is a natural assumption that she had shown up well in gallops at Newmarket. The filly is of that rich hard brown colour which is characteristic of the stock of Phalaris; certainly her good looks say something for Buchan, though her dam is one of the very best mares in Lord Derby's stud, she is, for instance, the dam of Selene, whose first produce is now running. It follows that those who were impressed with the furore for her in the market, had every reason to approve of her appearance in the paddock. Another that filled the eye and was liked, was Bold Archer, who was destined to win the race very easily. He is a dark bay and cast in the right mould, though his forelegs show some trace of the serious accident he met with as a yearling and which prevented his going up for sale at Doncaster along with the rest of Sir John Robinson's yearlings from the Work-sop Manor Stud.

Nipisquit was another Buchan filly in the field, and ran in the name of Lord Beaverbrook. She has size and I thought she had done better for the rest given her since her previous race. Friar of Orders Gray is a colt rather above the average size, though not quite as big as Handyman, who has exceptional size. The former is a plain looking sort and rather disappointed me. Handyman has not the lines of a high class colt; yet he is from a mare that has bred some good winners, including the handicapper King's Idler. Dingaan's Bay is by Tetratema from Excelita, and in dead heating for third place he gave his best running so far. The only other to catch my eye was Belamy, who is a brown colt by Comrade, a winner of the Grand Prix. He is a light-fleshed sort as was his sire, but the resemblance may end there. He is not another Comrade.

The story of the race is one of the briefest possible. It was Bold Archer all the way, and as they entered on the sixth furlong it was just a question as to how many lengths he would win by. The judge gave the margin as three, which indicates what a clear-cut victory it was. Friar of Orders Gray was the next best, but he had not a deal to spare to the dead-heaters for third place—Dingaan's Bay and Nipisquit. Perhaps the most interesting thing about the winner is that he is a half brother to the Derby winner Papyrus. Mr. Hornung's fine horse is by Tracery from Miss Matty; Bold Archer is by Phalaris from that mare. He still belongs to his breeder, Sir John Robinson, and is only leased to Mr. H. Shaw, whose colours, of course, he carried, and who has won the distinction of being the chief guest of the Gimcrack Club when they come to engage in their annual celebration at the Station Hotel, York.

How Bold Archer came to be beaten at Goodwood is one of the racecourse mysteries that are beyond understanding. He was beaten by Mr. S. B. Joel's Crushed, who the very next time out was well trounced at Windsor. He was accounted for again, but this time by Dian at a Midland meeting. Now one could understand this, as Dian is a very speedy filly, and at York on the previous day we had seen her win the Convivial Produce Stakes, beating Prestissimo. She, at any rate, endorsed the view that Bold Archer was a pretty good colt. Still, through that same Dian, Lord Derby's trainer must have come to the conclusion that with Composure, also, of course, trained by him, he must have a great chance of winning the Gimcrack Stakes. Hence the very hot favouritism of Lord Derby's filly. Her failure was most marked, and the impression I gained was that the sixth furlong was altogether too much for her.

It was right that a good horse should have been returned the winner of the Ebor Handicap, right, moreover, during what was undoubtedly a bad week for backers, that Pons Asinorum should have gone out a comparatively short-priced favourite at 5 to 2. This son of Tredennis carried 8st. 10lb., which was top weight. To the second, Seradella, who was a winner of a long distance handicap at Newbury last year, he gave 14lb. and a beating, which the judge estimated at three-parts of a length. To the third, Dropitin, a five year old horse, he gave 29lb. and a more emphatic beating. Winalot, the winner of the Liverpool Summer Cup last year, received 2lb. and was a fair fourth after at one time looking all over the winner. He seemed to find the last furlong or two of the mile and three quarters too much for him.

Pons Asinorum was well down the line of horses a quarter of a mile from home, but immediately his jockey asked him to rally and challenge, the response was forthcoming. He won very much as Glommen has won his races this year in the same colours, by coming with a long run from behind, and that sort of thing is very convincing. I would rather see that than a horse make all the running and just scramble home under the greatest pressure. Pons Asinorum ran quite reasonably well for the Ascot Gold Cup, after which he took a lot of nursing back to his form. But his young trainer, Walter Earl, obviously knows his job, for no horse could have looked fitter than he did.

The odd thing is that he was practically sold to go to Australia about two months ago, but when the "vet" came to pass him he walked out of his box showing some slight signs of lameness. He had never done so before, but there it was. He was not passed that day, but the "vet" said he would return in a day or two. He obviously would not pass him and so Pons Asinorum remained to win the Ebor Handicap. I notice he is by Tredennis, whose blood I consider is of great value.

As regards those beaten by Pons Asinorum and their influence on the Cesarewitch—lots of folk begin looking and thinking ahead about this time—attention will, of course, be directed towards Seradella. She looked well, I thought, and her form can be accepted, such as it was, for future guidance. Winalot is not likely to win over more than a mile and a half, and Tournesol has no outstanding chance on this running for the Prince Edward Handicap at Manchester this week end. Still he was being prepared for this race until Alec Taylor received orders to send him to York. He was not given a hard race in the circumstances, and it is not improbable that he will be prominent at Manchester. Sir Abe Bailey's Market Basket will win nothing on the form he showed. He appeared unable to move at all on the firm going, and I am rather surprised that he was allowed to run, especially as Sir Abe had two others in, Son of Spring and Foxlaw, on the spot. The latter was the one held in reserve, and I daresay we shall see something of him at Doncaster next week.

Short Story did not acquit herself like an Oaks winner should have in the mile and a half race for the Yorkshire Oaks. It is true she accounted for the few that were receiving nearly 25t. from her, but they had the slenderest credentials. What she should have been capable of was to have given 6lb. and a beating to Lord Carnarvon's Doushka, but in the light of the result the two are now equal in merit. Doushka may have come on a lot, but her owner and trainer could not have thought so or surely they would have had a trifle on her. Apparently they did not think she would stay the mile and a half, apart from being so near in the weights to Short Story. Hence the starting price of 20 to 1.

The Whatcombe stable also sent out another 20 to 1 winner at the meeting. This was the Aga Khan's three year old filly, Mirawala, who overcame a great public favourite in Scherzo for the Harewood Handicap of five furlongs. Mirawala, who is rather a mean looking filly by Phalaris, looked like anything but a winner, except, of course, when she was passing the judge. Those two 20 to 1 winners from this stable meant an enormous difference to the betting public, for they brought about the downfall of the two heaviest backed individuals of the meeting—Short Story and Scherzo.

Comedy King recovered some of the prestige he had lost at Stockton when now returned the winner of the Great Yorkshire Stakes of a mile and a half. This he did by beating the hot favourite, Foliation, by a neck, the pair meeting at level weights. It may be that the distance was just a trifle too far for Foliation, who, I thought, has never looked better than on the afternoon of this race. Comedy King was ridden for speed, and fairly turned the tables on Sir Abe Bailey's Hercules, who divided him and Lancegaye in that race at Stockton. The form, of course points to Lancegaye in the St. Leger next week.

ST. LEGER PREDICTIONS.

A lot of people will, I know, be on the side of this colt next week, especially if they will be able to save their stake for a win by backing him for a place. The trouble is that Coronach in all probability will be an odds on chance, in which case there is special place betting according to the bookmaker's and not the backer's ideas. I do not see, personally, how Coronach is going to be beaten, though I am sure he will be subjected to the biggest test of his career. If Childs tries to follow his Derby and Eclipse Stakes' tactics then the crack is expected to win after making the whole of the running. This is asking a lot where the St. Leger is concerned, and I cannot recall it having happened in my recollection, though both the winners, Keysoe and Solario, took up the running a long way from home in the respective years. Caissot will, I think, run better here than he has done on any other course, and Mr. Lambton has some lingering regard for his chance. Southbourne has little or no chance on the book, but it is suggested that he will be prominent in the event of soft going. It might easily be that by the time we are at Doncaster. Everything, however, points to Coronach and Lancegaye being first and second respectively, which would be the Derby over again.

PHILIPPUS.

THE ESTATE MARKET

ACTIVE PRIVATE TREATY

REAL property transactions, of the class which chiefly calls for reference in these columns, are by no means confined to the auction room, and, so far as business under the hammer is concerned, the public auction mart in the City, not the only important London centre, serves as the place of sale of a good many estates. The fact that this is the third successive week in which not a single auction has been held there is symptomatic of the market in general. It has been, indeed, a vacation this year, such as we have not known since the end of the war. Happily there has been activity in private negotiation.

THE ADCOTE AUCTION.

THE change in date of the auction of Adcote is not a very serious matter, the Salop property of over 1,900 acres, one of the most beautiful in the country, coming under the hammer of Messrs. Knight, Frank and Rutley on October 6th, instead of the following day as originally arranged.

They have sold Harewood Lodge, 36 acres, at Sunningdale; Red House and 14 acres at Woodham Ferrers; and, with Messrs. Chancellor and Sons, Southwood, Ascot.

The firm, jointly with Messrs. E. Watson and Sons, is to sell some time in the autumn, Uplands, Heathfield, residential property of 62 acres, 590ft. above sea level, on behalf of the late Mr. G. W. Osborn's executors.

Amberley Court estate, Monmouth, which is to be offered for sale by auction by Messrs. Rennie, Taylor and Co., in conjunction with Messrs. Knight, Frank and Rutley, at Monmouth next month, extends to 348 acres. The estate includes a convenient residence, farm buildings, cottages and Newbolds Farm house.

Having, as already announced, re-sold Thornham Friars, Bearsted, near Maidstone, a house of interest in monastic history, on the Pilgrim's Way from Winchester to Becket's shrine at Canterbury, Messrs. Knight, Frank and Rutley will, on September 21st and 22nd, sell the furniture and works of art, including Stuart, William and Mary and Queen Anne pieces, Jacobean oak buffets, Chippendale and Hepplewhite furniture, seventeenth and eighteenth century four-post bedsteads, coffer and gate-leg tables, Flemish and Italian cabinets, paintings and drawings of the English and Continental schools, Italian and Oriental embroideries and silk needlework, a Wedgwood dinner service, porcelain, Aubusson and Persian carpets and rugs, and carved oak panelling.

In the same week, on September 23rd, following their sale of Little Heath Wood, Potters Bar, the firm is, for Mrs. Nathan, to sell the remaining contents of the mansion, on the premises.

SALE OF BENTWORTH, ALTON.

FOR its size, Bentworth Lodge, three miles from Alton, has a surprisingly fine setting, more befitting a much larger house, for there are 6 acres of gardens. It stands 500ft. above sea level in a park that is richly timbered. Messrs. John D. Wood and Co. have this week sold the estate of over 200 acres. A large outlay has been made in improvements in recent years, sanitation having been thoroughly remodelled in 1914, a gravitation system of water supply installed in 1922, and an electricity plant and central heating having been put in. Binstead Hill Wood lies in Bentworth, and the towering beeches contain a grand old rookery. Records of the shooting show more than 300 pheasants and a like number of partridges in a few days' sport, but the bag has not been systematically recorded of late. The estate can be much improved from the sporting standpoint, and is a convenient centre for the meets of two or three packs of foxhounds.

Southend House, Wickwar, four miles from Chipping Sodbury and nine from Badminton, occupies a choice position in the Sodbury Vale, where hunting may be had six days a week with the Duke of Beaufort's and the Berkeley, and it is eight miles from Stinchcombe golf course. The freehold of 11 acres has just changed hands, through Messrs. John D. Wood and Co., including the comfortable old Georgian house.

Messrs. John D. Wood and Co.'s transactions in Mayfair and other town houses this week include the sales of No. 16, Upper Brook Street, a stone-fronted residence with passenger lift and every conceivable modern

convenience (Mr. Martin French for the purchaser); No. 15, Upper Grosvenor Street and garage; No. 10, Upper Grosvenor Street and garage, with a cottage at the back; and No. 41, Green Street and No. 28, Cadogan Square, with a garage.

THE HOME OF A HOLLAND.

THE late Mr. Bernard Holland, C.B., lived at Harbledown Lodge, Canterbury, until his tragically sudden death last May, while visiting Lord Lewisham at Godmersham Park, and the house is to be sold at Canterbury on September 11th, by Messrs. Amos and Dawton, with nearly 60 acres on the hill overlooking the cathedral, of which his father, the Rev. Francis J. Holland, was a canon. The house, now for sale, reflects in many ways the taste and managing ability of its late owner, whose Knutsford motto was "Respite, aspic, propice," and the auction offers a good opportunity for anyone wishing for a small, self-contained estate, easy of access from Town. The personality of the late owner of Harbledown Lodge is delicately and delightfully revealed in his monumental work "The Lancashire Hollands," published in 1917. Its frontispiece shows the first Viscount Knutsford and his brother, afterwards Canon of Canterbury.

MR. JOHN GALSWORTHY'S HOUSE.

MR. JOHN GALSWORTHY has requested Messrs. Constable and Maude to dispose of his Hendon house, Freeland, an old but modernised residence in a garden of an acre. The auction will be on September 22nd, at the Mart.

A music-room in which the problem of acoustic properties has been successfully solved may be found at Tuffley Knoll, a modern stone house on the outskirts of Gloucester. It was designed, so far, at any rate, as regards acoustics, by Mr. C. L. Lee-Williams, formerly the organist of Gloucester Cathedral, and he had to help him in the construction of the house, the late Mr. Waller, an architect associated with the Chapter of that cathedral. Messrs. Bruton, Knowles and Co. inform us that they have sold the house and nearly 14 acres, and other properties for a total exceeding £36,600, among them being Brimsfield Park Farm, an agricultural and sporting estate of 385 acres on the Cotswolds, between Gloucester and Cirencester, part of Brimsfield Park Estate; Tump Farm, Aylburton, with 124 acres; and small residences in Gloucestershire.

AN IDEA IN CENTRAL HEATING.

A CHOICE Surrey freehold, Fairmile Hatch, Cobham, will come under the hammer of Messrs. George Trollope and Sons at the Mart on September 22nd. It is within twenty miles of London, and has a garage for five cars, with chauffeur's rooms. The 24 acres comprise splendidly timbered grounds, gardens with clipped yew hedges, wild and water gardens, a sunk garden with a lily pond, fruit and kitchen gardens and wide lawns. There is hunting with the Surrey Union hounds, many racecourses are close at hand and two of the many golf courses, St. George's and Burhill, are within three miles of Fairmile Hatch. The house is modern and has an oak-panelled drawing-room in the period of 1720, with the characteristic large panels between moulded and fluted pilasters. There is a carved frieze and a coved ceiling and the room measures about 39ft. by 21ft. in the widest part. There is a fireplace with carved oak mantel and at the end through a secret door in the panelling and forming quite a feature is the winter garden or tea room, having a tiled floor and exit to garden. Along the south front is a broad terrace and verandah with access from the dining and drawing-rooms. During the last six months, for he had no intention of selling the house until reasons of health have compelled him, Mr. Richard Bennett has spent a very large sum in having it redecorated and refitted, and provided a new sanitary system, electricity and gas and water from main supplies, and a central heating system which embodies an idea that is worth consideration in other houses. The heating is in three sections, any of which, or all three, can be used as desired. This makes for economy and efficiency.

HUNTING BOXES.

PICKWELL MANOR, an old house, with stone slab roof and finely panelled rooms, which has been judiciously modernised in matters which contribute to residential comfort,

lies in the Quorn country, a few miles from Melton Mowbray, and handy for meets of the Cottesmore, Belvoir and other packs. The estate of over 300 acres will be submitted at Melton Mowbray on September 21st, by Messrs. Duncan B. Gray and Partners on behalf of Birgadier-General H. M. Grenfell, C.M.G., and Lady Grenfell, in four lots. It has full hunting stabling and motoring accommodation.

The good hunting of the Leicester and Northampton border may be enjoyed from a Georgian house now to let for the season, furnished, with 100 or 540 acres, through Messrs. Winkworth and Co., who state that the rent is nominal as the owner is going abroad. They have for sale an early Georgian stone manor house and 23 acres in the Pytchley and Grafton area. A Grafton hunting-box and 3 acres is offered for £3,500 by Messrs. James Styles and Whitlock. Another Pytchley property, in the Elizabethan style, with 62 acres, is for sale through Messrs. Woods and Co., at their Northampton office.

For following the North Worcestershire and other packs, The Foxwalks, near Bromsgrove, is a suitable freehold of 293 acres, shortly for auction by Messrs. Knight, Frank and Rutley. In the same county is an exquisite stone manor house of Jacobean origin in the Avon valley, overlooking the Cotswolds, and for sale by Messrs. Collins and Collins.

Next Thursday (September 9th), at Lechdale, the sixteenth century Southrop Manor house and 1,245 acres, on the lower slopes of the Cotswolds, will be sold by Messrs. Franklin and Jones, in conjunction with Messrs. John Thornton and Co., as a whole or otherwise. Trout and shooting are the attractions.

FARMS SOLD AND TO LET.

CAPTAIN J. N. BENDYSHE has sold to Mr. H. G. Peters, the tenant, Orwell Manor Farm, a first-rate holding of 465 acres, eight miles from Cambridge, through Messrs. Bidwell and Sons, who were to have offered it by auction at Cambridge this month. Three complete small farms in Cottenham Fen, of 34, 96 and 124 acres, close to the Ely-Cambridge road, await offers through the same firm, on September 18th. Each farm has a good house and buildings.

"Farms to let" were very few two or three years ago, but now they can be had in many districts. It is certain that nowhere can three finer holdings be found than those now offered on a tenancy as from Michaelmas, by Major J. A. Morrison, D.S.O., on his Basildon Park estate, at Goring, near Reading. We can endorse the description of them as "Ideal sheep and cattle farms," well watered, well drained, plenty of cottages, the best of buildings, and fertile land in perfect cultivation. The areas are 162 acres, 220 acres and over 900 acres. That they are now available gives a great chance to the right sort of tenant, who should apply at once to the agent on the estate. To stay on the Basildon Park estate for a while is a liberal education in farming and estate management.

SCOTTISH SPORTINGS.

SUTHERLAND and Ross estates, which formerly belonged to the late Mr. William Ewing Gilmour, are expected to be "exposed to public roup," as the Scottish phrase has it, at Edinburgh in the autumn, and the agents are Messrs. J. Watson Lyall and Co., Limited. The properties include the well known domain of Rosehall in Sutherland, 6,500 acres, the mansion and a secondary residence called Invernauld, and a couple of miles of salmon fishing in the Cassley, the "upset" price, exclusive of the furniture, being £20,000, or, for an additional payment of £5,000, a buyer may have the adjoining grouse moor and loch fishing of Rhelonie, 4,200 acres, in Ross-shire. Durness, in Sutherland, with the village which gives its name to the estate of 11,500 acres, is a property having good rough shooting, loch fishing and salmon net fishing in the sea, and the "upset" price is but £3,500. The two other estates are both in Ross-shire, the first being Inveroykel, extending to 6,600 acres; and the "upset" price, including lodge furniture, is £8,000. The remaining estate is Inverlael and Glenbeg, 21,000 acres, with a good lodge and 18,000 acres of deer forest, yield up to fifty stags, grouse moor, salmon, sea trout and brown trout fishing, and all at an "upset" price, including lodge furniture, of only £10,500.

ARBITER.



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IN the North of England a very old phrase—"The Bishop's had his foot in it"—is used when food is burnt in the cooking. The supposed origin was the habit of running out to receive the Bishop's blessing as he passed, and leaving any cooking to take care of itself.

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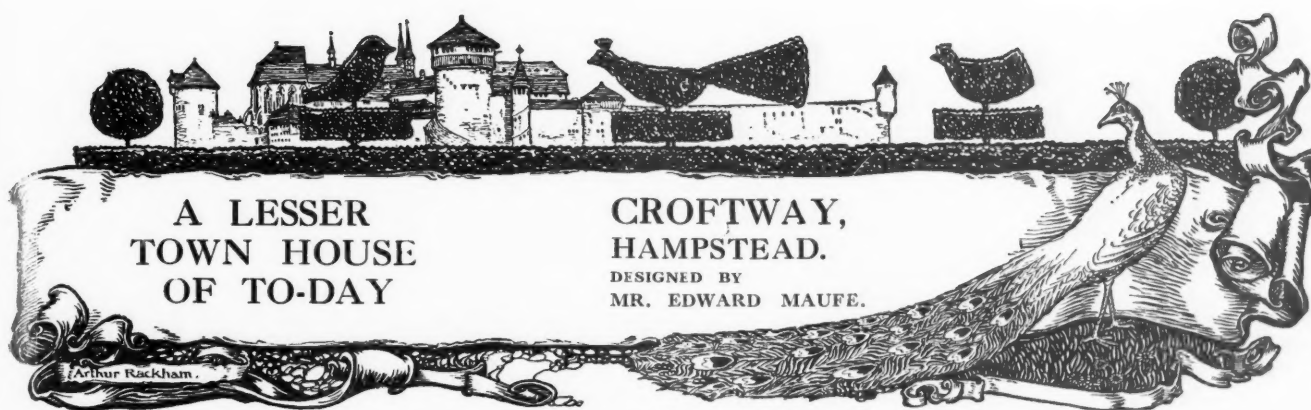
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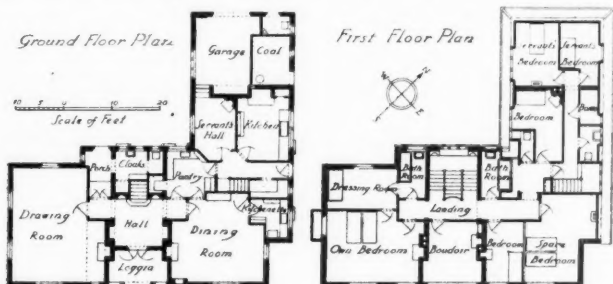
YOU CANNOT BUY A BETTER CAR



TO find a suitable site on which to build in Hampstead is not easy to-day, since that coveted area of high ground is already closely covered with houses large and small. But now and again the changing conditions give opportunity. It was so in the case of the house now illustrated, which was designed by Mr. Edward Maufe for Mrs. Harold Borrett (known to the theatre-loving public as Miss Marie Studholme). Part of the large garden belonging to an older house became available, and Croftway has been very happily adapted to it. The entry is from a side road that turns out of the Finchley Road, and, though 'buses and other evidences of urbanity are but a stone's-throw away, in the garden of this house one might imagine oneself to be almost in country surroundings.

There are some houses which have an interesting plan but dull or commonplace elevations. Here the architect has achieved equal interest within and without. Taking the plan first, it will be seen that this is of familiar L-shape type, but its disposition is unusual. It shows ingenuity in arrangement, economy in space, and suitability to interior requirements.

The entrance is on the north-west side. To the left is a service wing with garage at the end, so that it is easy to drive a car in or out. The placing of the doors at the end, instead of at the side facing the forecourt, has the additional merit of



SOUTH-WEST END.



GARDEN FRONT.

giving the latter a trimmer appearance, for the miscellanea of motoring, distributed here and there about the floor and walls of a garage, are never very sightly.

There is a lobby to the front entrance, with inner doors dividing it from the hall. The latter is centrally placed, and, being comfortably furnished, it becomes one of those pleasantly informal rooms where everyone likes to linger. In passing, one may note that in all houses, and especially in big houses, there is always some such place which is better liked than any other room.

The staircase is well contrived. It rises in a straight flight from the centre of the inner wall of the hall, and then turns to right and left up to the landing on the first floor. This treatment is most effective, not least by reason of its pleasant lighting, and full use has been made of the under-space by providing a cloakroom opening off the

porch, and two cupboards, one of which forms an annexe to the pantry. In the wall on either side at the foot of the staircase are two niches filled with a collection of china cottages of the kind that were made in Staffordshire in the nineteenth century. The opposite wall has a pair of doors opening into a loggia—attractive alike to sit in and to look at from the garden.

The dining-room is entered from one end of the hall, and is in handy relation to the service. A most unusual feature is a kitchenette which opens off it. This obviously requires explanation. It is, in point of fact, a little working sanctum equipped with its own gas cooker, sink, etc., where Mrs. Borrett can engage her skilful hand in cake-making and other cooking craft without disturbing the kitchen proper. The latter is planned as a domestic workshop (there being no separate scullery) and adjoining is a maids' sitting-room. The kitchen quarters have their own separate entry from the yard, and a secondary staircase in connection with servants' bedrooms on the first floor.

The drawing-room is on the other side of the hall. It is a good-sized room with its fireplace set in a wide recess, where one can sit very cosily. The room is floored with oak and has applied mouldings on the walls, giving the effect of panelling. It is spacious enough to accommodate a grand piano without any sense of encumbrance, and, the acoustics being remarkably good, it is a very suitable room for music.

On the first floor the principal bedroom comes over the drawing-room, and has a dressing-room and bathroom *en suite*. There is a second bathroom in convenient relation to the spare bedroom.

Walls and ceilings throughout the house are painted a cream tone, with a little variation in the drawing-room, given by panels of a pinkish buff. There is a good deal to be said



CORNER OF DRAWING-ROOM.

for this uniformity of wall treatment. It gives a far greater sense of restfulness than a succession of different colourings in different rooms.

The outside of the house is a direct expression of the plan. The elevations are symmetrical in treatment, and on the garden side especially the house looks delightful, with its white plaster-covered face and Italian tiles. The loggia is arcaded, its columns being of stone. The windows are wood casements, and it is noteworthy that those on the first floor are so well protected by the wide-projecting eaves that they can be kept sufficiently open even on rainy days without the wet driving in. R. R. P.

TALKING OF ARCHITECTURE

Architecture Explained, by Howard Robertson. With an introductory note by J. C. Squire. (Benn, 7s. 6d.)

Old Domestic Architecture of Holland, edited by F. R. Yerbury. (Architectural Press, 25s.)

Dutch Architecture of the Twentieth Century, by J. P. Mieras and F. R. Yerbury. (Benn, 32s. 6d.)

"WHILE it is easy to make good social capital out of a superficial knowledge of painting and sculpture, the art of architecture is so difficult as almost to forbid its inclusion in intellectual small talk." Mr. Howard Robertson, from whose admirable little book this sentence is taken, has gone far towards explaining away the "difficulty." Within two-hundred pages and with sixty illustrations, he manages, in simple language, to show what architecture means, both as an expression of what its designer or period has to say, as a meeting of practical needs by art, and as good or bad design. While the old ways of building are clearly dealt with, it is with modern work that he is chiefly concerned, and no better guide could be found. He is convinced that to-day we are passing through the early stages of a second Renaissance, turning for inspiration, not to the classics, but to the forces of science and individual self-expression. He has a lot to say about modern Continental architecture and thinks that, as usual, we shall eventually select that form which suits us best and make a finer thing of it than the original. How this has been done in the past is seen in the second book mentioned above. The burghers' houses of Holland, shown in eighty beautiful photographs, directly inspired the architecture of Wren, who, however, carried it to triumphs never achieved in Holland. The third book shows a style that, in a modified form, may one day become the basis of a modern English architecture. The new Dutch style, in which concrete has enabled the placid Dutch house to "gesticulate" and "hover" almost in mid-air, is perhaps the most remarkable development in Europe. It is a protest against the unending flatness of the landscape. But it must be extravagant and often inconvenient, in spite of its undeniable power. If its methods are ever adopted over here, we shall humanise it and make it our own, as in the past we adopted French Gothic and Italian classic. Either of these books would make a visit to Holland twice as entertaining and give the traveller something fresh to say when he came back.

Laymen and the New Architecture, by Manning Robertson. (Murray, 12s.)

THIS is the best popular introduction to that inexhaustible subject, ranging from the lay-out of towns to the conducting of flues and called, alas, so cumbrously, "modern architecture," that one has yet read. Mr. Robertson's aim is less to criticise buildings, than to arouse discrimination, and discrimination not in archaeology but in the flesh and blood of architecture—in good materials and their economical uses, from which the new architecture, he is confident, is growing. He has, too, an interesting system of aesthetics, besides a good practical mind and an easy style of writing. As to his aesthetics, he maintains that natural taste is, with few exceptions, always bad. Only by self-discipline can the first taste for the sensational expand into what he figures as the three surrounding concentric "circles" of art, in each of which great work can be achieved: the emotional, then outside it the intellectual, and outside that again, the intuitional, which contains the other three and adds the subconscious apprehension of truth and reality. Our modern

style he places in the second circle—that in which the appeal is dramatic, and makes the original comparison of it to the gigantic and arresting building of the Potala of the Dalai Lama at Lhasa. He insists that we shall never have an instinctively good vernacular architecture till the rudiments of the subject are taught in schools, not, as is sometimes done, by taking the children to look at churches and ruins, but by making them interested in bricks, in ordinary walls and roofs and windows. Equally suggestive chapters follow on churches, town planning and the deplorable architecture of the new Ireland, which is apeing that of Peckham thirty years ago, and more intimate ones on heating and labour-saving. The latter chapters, written by Mrs. Robertson, are scarcely fair in treating the labour-saving interiors shown at exhibitions as though they ever did or could form part of any home. Heartless and uncomfortable they undoubtedly are, but they are only assemblies for exhibition purposes, of gadgets from which the housewife may make a selection—or not, as she chooses.

The Romance Churches of France, by Oliver E. Bodington. (Grant Richards, 15s.)

WE delayed reviewing Mr. Bodington's delightful book until after an expedition of our own, partly in search of Romanesque churches in south-western France. In some ways unfortunately, we had not read it beforehand, or we should have seen some fine buildings which we missed, and would have been primed with a good deal of information. On the other hand, it is interesting to read the book in the light of experience. Mr. Bodington says that the book embodies the results of many "brief and often hurried journeys through France, made during the rare moments of leisure in a busy professional career." It is well illustrated with his own photographs, and he covers a wide field, giving a sketch, which is safe, if not unassailable, of the origin of Romanesque architecture, and its affinities to Byzantium and Persia, as well as to Italy and the existing Gallo-Roman remains. He devotes more or less space to the various schools of the style that developed—the Burgundian, Provençal, Poitevin, Auvergnat, Southern, Norman and Perigordian. His knowledge of Burgundy and Auvergne we will not question, and in Provence and Normandy he is a good guide, though he misses one small point in the cathedral at Bayeux. One of the figures in the nave arch spandrels, which Mr. Bodington refers to as of Persian origin, is obviously Harold swearing on the two altars to give William the succession of England, and is repeated in, or from, the Bayeux tapestry. His descriptions of the churches of Poitiers are admirable and informative, but he has many magnificent churches of the vicinity yet to see. Le Dorat, Cunault, St. Jouin de Marnes and Airvault, for example. The Perigordian churches are the least well treated. St. Front, restored though it is, remains one of the most tremendous buildings in France, and, unsympathetic as the interior may be, there is evidence that it never had, or was intended to have, the polychrome colour that Mr. Bodington is insistent was the scheme of all Romanesque interiors. The church at Jouillas, a wonderfully untouched building of the St. Front type, which he does not seem to have visited, will show this, though the eastern domes bear eighteenth century paintings. Nor is there any mention of the extraordinary circular, pine-cone domed mausoleum at Sarlut, a link, if ever there was one, with Armenia, Theodoric and the mysterious origins of Romanesque. But a book well worth having if you are thinking of going abroad.



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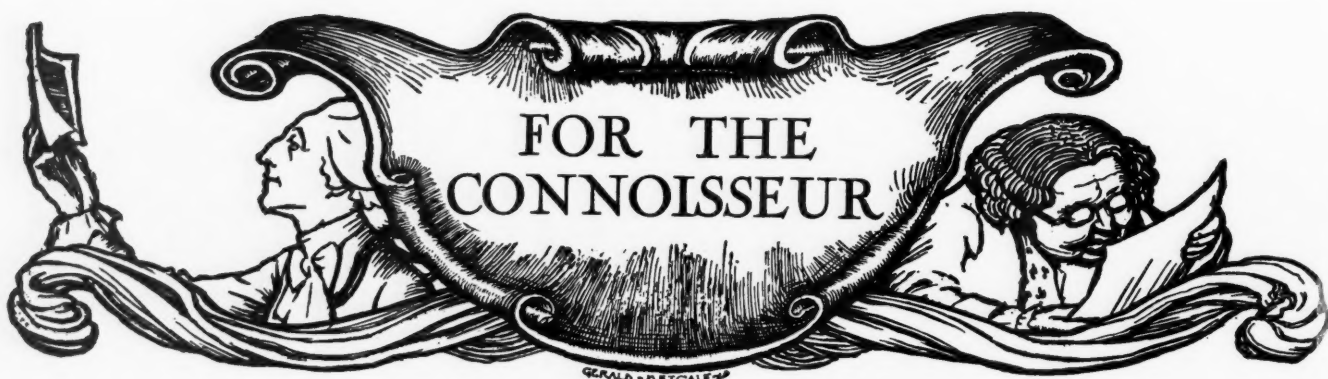
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A RED LACQUER BUREAU

THE art of lacquering or jappanning or covering bodies by a ground of opaque colours, a varnish, which may be either afterwards decorated by painting or gilding, or left in a plain state, was practised with some endeavour in England and many European countries as an imitation—and a very tolerable imitation—of the art of lacquer as practised in the East from the late seventeenth century onwards. Its advantage consisted in the range of light ground colours—reds, blues and yellows, not obtainable in natural woods—and in the pleasant fantasy of the ornament afterwards applied to these grounds. As on the Chinese originals, among the ornaments are to be seen important personages taking their pleasure in formal parks with pavilions, fantastic beasts, and plants in the Chinese style, such as chrysanthemum and cherry blossom. "Fine work in Japan" is mentioned as executed in girls' schools, but it may be permitted to doubt the expertness of the young practitioners. The executants of the best pieces were doubtless artists who specialised in this decoration, and in Holland "lackwerkers" are sometimes noted as well known artists. The existence of amateurs is, however, vouched for by treatises such as Stalker and Parker's work on "Japanning and Varnishing" (1688), where technical information is given in full detail, as well as engraved designs "stated to be in imitation of the Indians." The ingredients of the groundwork are specified, red japan being coloured by fine lake and vermilion. After the coloured ground had been laid and carefully polished, the design was drawn upon it, while the details in relief, figures, rocks, animals, etc., were put in by a gesso preparation, slightly modelled when dry, then gilded or coloured. Stippled details, such as flowers and distant objects, were carried out in the flat. The effect of this japanned furniture must have been startling; to-day the exposed surfaces have been tarnished and faded by time, but the enclosed portions of cabinets serve sometimes to recall the vanished effect of the exterior. In a red lacquer secretaire at Messrs. Gill and Reigate, of Oxford Street, the difference between the colour in the exposed and the covered surfaces is very noticeable. The piece is in two stages, the lower a chest of drawers portion, containing a desk and an enclosed upper stage, in which the cupboard doors are faced with mirror-plates shaped at the head. The most amusing detail is chosen for the front, while the sides are decorated with floral sprays. Upon the desk flap, the largest of the front surfaces, is a procession of Oriental personages, some carrying fans, another a guitar; the steps of all are directed to a pavilion on the extreme right. In the tympanum of the upper stage, an odd figure is seated in the centre upon a pedestal, beside which is a dragon, while from the right and left Orientals are bringing incense and other offerings. The colour of the interior is brilliant and in fine condition. Upon the inner panels of the cupboard doors are painted Chinese figures on a large scale, one smoking, the other carrying a jar of incense; the small drawers and tall inner cupboard are decorated with sprays, landscapes and small figures, and the tall pilasters flanking this centre cupboard are marbled. The desk fittings, consisting of small drawers and pigeon-holes are similarly treated, and the short pilasters on either side of the centre cupboard are also marbled. The secretaire dates from about 1710, a date when the japanners, who brought their grievances before the public in a petition, inform us that "the ingenious art and mystery of jappanning" had then been brought to so great a perfection as to exceed all manner of Indian lacquer. An example of later japanning may be seen in the cupboard door of an Act of Parliament clock in

the same collection, which is flatly painted in gold with Chinese figures in a rocky landscape set with irregular buildings. The makers' name has worn away, but his address is Oxford.

A SET OF CHINESE WALLPAPERS.

It is, no doubt, to the intrinsic charm and the excellent quality of Chinese paper that we owe the preservation of the many examples of paper-hangings imported from China and hung in English houses during the eighteenth and the early years of the nineteenth centuries. The subjects of these papers fall into two classes: pictorial records of Chinese life, customs and industries in which figures freely appear; and flowering shrub designs enlivened by "Indian" birds as they were termed. These latter paper-hangings appear to have been the most popular in England, and far out-number the panoramic figure-subjects, attractive as the latter are; they are frequently noted in small drawing-rooms, boudoirs and dressing-rooms in the second half of the eighteenth century, and commended for their liveliness. An attempt was often made to bring the furniture into harmony with these brightly coloured wall hangings; at Nostell, the bedroom furniture of the Chinese Rooms is japanned pea green, to accord with the ground of the wallpapers in which the design is of tall flowers and shrubs, peonies, chrysanthemums and reeds. The supply of these Oriental papers was, perhaps, not equal to the demand; at any rate, a determined attempt to capture the market was made by English manufacturers, who advertised that their wares were in every respect as "perfect" as the originals. The English technique was, however, distinct from the Chinese; the latter is hand-painted throughout, while in the English papers a fine etched outline shows through the colouring, which was added by hand. Sometimes, according to the "Handmaid of the Arts," hand-painting was used for certain portions of the design "where a spirit of freedom and variety are desired to be had." During all the changes in fashion during the course of the eighteenth century, Chinese wallpapers were never eclipsed, and there was a distinct revival of interest in them during the last years of the eighteenth and early nineteenth centuries, when their English imitations were no longer produced.

Lord Macartney, the first British Ambassador to China, who returned to England in 1792, brought back with him more than one set of Chinese papers, among them the set given to Thomas Coutts, the banker.

The grounds of these Chinese papers varied: white, pale green, yellow, pink and light blue exist. An "Indian" paper with a gold ground is mentioned by Mrs. Delany in 1746 at Cornbury; and Queen Adelaide's rooms at the Pavilion at Brighton were hung with "a very handsome paper," teeming with flowers upon a yellow ground, and including birds and insects. An "Indian paper" is mentioned by Lady Mary Coke as hanging in the Great Room "at His Majesty's Lodge, Richmond Park," in 1766. This paper had (she writes) a dark blue ground, and cost 3 guineas the sheet. At Messrs. Keeble's of Carlisle House, Soho, is a set of six Chinese wall panels painted *en grisaille* outlined in white upon a powder blue ground, the petals of the flowers of the large decorative flowering shrubs and the feathers of the pheasants and other birds being finely touched in white, slightly shaded with various tints. At the base of the panels is a lightly indicated foreground or mound of grass, with the customary Chinese pierced and contorted rockwork. The peculiar finish and delicacy of the Chinese rendering of bird and flower contribute to the charm and strangeness of these attractive wall-hangings.

J. DE SERRE.



A RED LACQUER BUREAU-SECRETAIRE. Circa 1710.



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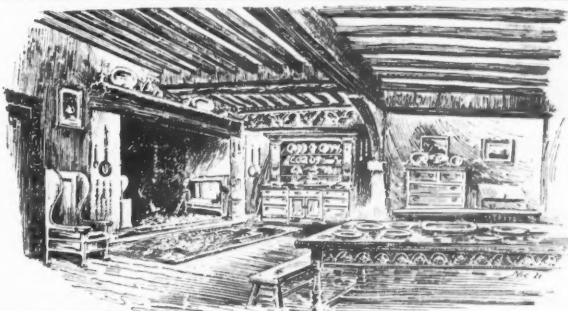


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THE COCK O' THE NORTH

R EPORTS from different parts of Scotland and England agree upon the point that this season black game—the original "grouse," so called in an Act of Parliament of 1603, when the red grouse was known as "moor-game" or "muirfowl," and "ptarmigan" was "termagant"—are scarcer than ever. Under the generally favourable breeding and rearing season just experienced this is a serious consideration, and gives colour to the fears of those pessimists who have for decades periodically foretold the eventual extinction of the species throughout Great Britain.

Examination of the general and special causes of so marked a decrease will repay those proprietors and sportsmen who would deplore such a loss to our game fauna; and remedies, fortunately, are neither far to seek nor difficult of application: since the special causes of decrease, at any rate, may be quite simply removed by human agency.

Although the food question is negligible in the case of black game, since, unlike red grouse, they are not dependent on the heather, choosing, rather, such foods as berries, wild fruits, grain, and many insects, as well as their two chief favourites, birch buds and rush seeds in their season: there are some natural causes of decrease that are not preventible. The principal of these are that (1) only one grey-hen out of four becomes a mother, (2) the hens only breed for two or three seasons, (3) the clutches of eggs are small, never more than ten and more often only five or six, and (4) that it is rare for more than half of the few chicks hatched to survive: owing (a) to the fact that the grey-hen is a bad or rather careless mother, and (b) that the black-cock gives her no assistance in feeding and rearing the young.

To these must be added the further facts that the nests being made on the ground in woods, plantations, rough ground and even in pastures, which all border upon cultivated land, where vermin are more plentiful than on the open moors frequented by red grouse, their natural enemies are more numerous; and to foxes, stoats, crows and occasional peregrine falcons must be added the sheep-dog, and especially and increasingly that land-lubber the modern seagull. The war increase in the numbers of vermin has not yet been sufficiently reduced: and until it shall be, the chances of survival among young chicks are precarious, notwithstanding that their natural habit of roosting in trees as soon as they can fly should provide them with an extra chance of escape.

These, with a much too great preponderance of cocks for a polygamous species, are the natural reasons for the decrease; and, with the exception of loss by vermin, lie beyond the power of man to remedy. They are probably sufficient to account for the extinction of black game in the New Forest, in Norfolk, Staffordshire, Cornwall and other parts; and for the failure of attempts at reintroduction, as well as for a natural extension of their range to districts adjoining those in which they still flourish and where climatic and food conditions are equally favourable.

There are, however, other causes of decrease, due solely to human agency, which have been exaggerated in recent years, and which, unless removed by legislation or local regulation, will inevitably bring about complete extinction. The first of these is, of course, the unnaturally early date on which black game shooting is permitted. All writers on the subject have always condemned this date of August 20th for its commencement: which was, apparently, fixed to allow the shooting tenant to have a bang at whatever he saw moving on his moor without being obliged to identify it; and some have gone so far as to advocate the end of October as the earliest date for killing black grouse.

It is certain that before September 15th no black-cock, old or young, is fit to be shot; and before that date none can offer a really sporting mark to the shooter. Were this date fixed by law, a large proportion of the "tailors" who do not know the difference between a grouse and a grey-hen—and often slaughter them even between August 12th and August 20th—would have returned to their homes, and black game would only be killed by sportsmen in a sportsmanlike way.

The black grouse moults early, and is entirely out of feather during the whole of August, as well as out of condition for the table. It is for this reason, probably, that it has not won the esteem of the epicure: though a young black-cock, lightly cooked and eaten cold with the accompaniment of rowan-tree jelly, is a delicious breakfast, luncheon or supper dish.

During the moult black game afford no sport over dogs. They can be knocked over as easily as barn-door fowls, with which, in fact, they often interbreed.

If the species is to be preserved, it should, for the next ten years, be made illegal to kill any grey-hens except those barren ones that are easily distinguished by their assumption of male plumage, including the lyre-shaped tail of grey instead of black feathers; and the shooting season should be from September 20th to January 20th, with permissive discretion to proprietors to thin old cocks during tournaments.

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A BOY'S FIRST GUN

EVERY year a certain number of insistent small boys besiege their parents with demands for a gun and permission to begin shooting seriously. Usually, there has been a certain amount of casual air-gun practice first, possibly they have been allowed a shot out of the gardener's old gun at marauding rabbits, but it has not been serious or very instructive practice. Now, a very young boy is not altogether an unmixed blessing in the shooting field. He may be a paragon of discretion and steady beyond his years, but it is much more likely that he is just a natural boy. In this case there is no doubt that the rest of the field have good reason to keep a fairly sharp eye on him. An excited boy is not the safest of neighbours.

Even if his behaviour is all that could be desired, a boy with a small bore represents a weak link in the line of guns. He cannot cover the same zone of fire, and his marksmanship at winged game is probably indifferent. The best way of approaching the matter is to send the boy out with the guns a few times before he is allowed to carry a gun in company himself.

The school holidays finish all too early in the shooting season to allow the modern youngster much time for training, so the matter may be compromised by inveigling some discreet, fearless and kind-hearted member of the older generation to take the boy to stand with him and to take first shot. The great thing is to explain the reasons for rules, and to instil good behaviour as the normal way of doing things, for, with boys as with dogs, bad habits are hard to break.

For a youngster rising fourteen the light .410 bore gun is undoubtedly the best. There are many types, single and double hammer, bolt action and hammerless, but the safest is, undoubtedly, the double-barrel hammerless, which is almost a small miniature of the normal game gun. The long .410 cartridge is capable of good work at normal ranges, but the short 2in. case is altogether too limited. It is, therefore, of first importance that the weapon should take the long cartridge. The average .410 is ready made and has a long stock, long enough for an average full-grown man. This should be cut down so that the boy can swing the gun to his shoulder easily and comfortably. The stock can be re-lengthened year by year by simply putting on a thicker ebonite heel plate. It is far better that the gun should be made to grow to the boy than that he should be expected to grow up to the gun.

Twenty bores I dislike, because of the danger of a 20-bore cartridge getting mixed with the twelve bores. The sixteen is safer, but if a boy can handle a sixteen, there is no reason why he cannot have a light twelve bore firing reduced loads, until he can stand recoil. The single-barrelled twenty bore or twelve bore I am not fond of, for the recoil is far more punishing with a light single than when it has the weight of two barrels to absorb it.

Any prescription of a gun for a boy needs modification if he has a robust, heavy build. Then he can probably use light loads in the twelve bore from the start. A thin boy feels recoil pretty severely, for there is not muscle enough on his arms to absorb shock. The .410 has no recoil and, therefore, gives no trouble, but a twenty bore, or a sixteen rather too long in the stock, can bruise a youngster severely. The pain breeds instinctive flinching and bad shooting habits, so if a large gun is chosen for a small boy it should be short-stocked and fitted with a rubber anti-recoil pad for comfort.

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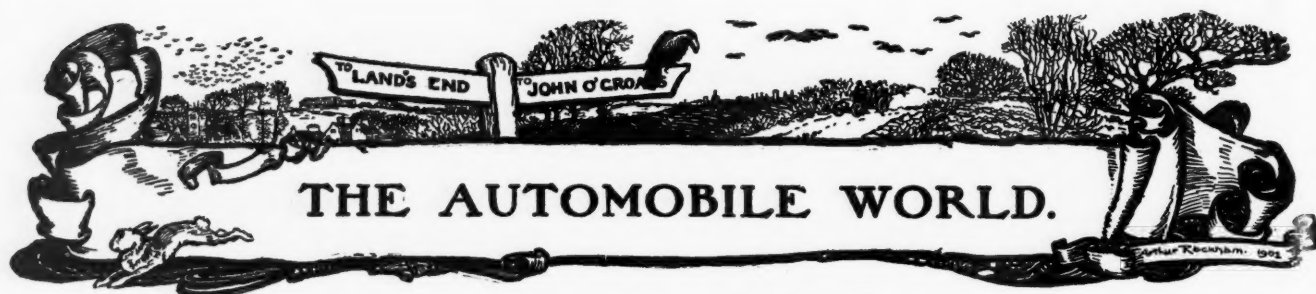
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A REAL LIVE MOTOR CAR

THE name "Lagonda" is one of the oldest in the British automobile world, and it has been found on vehicles that, judged by the standards of their time, have been distinctly out of the ordinary run in some more or less fundamental feature. The old tri-cars and quads would go far more often than would most of their contemporaries, the early samples of the four-wheeled car scored in the matter of price, and for many years—in fact, until quite recently—Lagonda cars were built without any separate chassis, the body itself constituting the frame into which the "works" were assembled. This feature was old on Lagonda cars long before it was hailed by some of the critics as a wonderful novelty when shown on a certain foreign chassis at an Olympia Show of only a few years back.

As is inevitably the case with anything in which originality and strong individuality are prominent characteristics, the Lagonda has made its mistakes. Without mistakes there can be no progress, and before one condemns it is well to remember this and to consider whether appreciation should not be given first place over condemnation after all.

But, whatever mistakes this old Staines firm may have made in the past, they are all surely more than made up for by its latest production. Here is a car that, while embellishing its maker's repute for independence in thought and deed, unmistakably takes its place in the very forefront of modern motors and commands admiration and respect for its genuine quality just as much as for the ways in which it follows—and leads—the most advanced modern ideals. There are few cars existing on the present market as commercial propositions which could be more aptly cited as an example of the best ideas and practices of the high-efficiency school of automobilism, and there are just as few cars embodying a higher standard of workmanship in every important detail. Except that it is convenient to remember that Lagonda has always been a synonym for originality in motor thought, it is well to forget all the previous attainments of the makers and to approach this new model with an absolutely open mind. In fact, the car demands entirely new and extremely high standards for its judgment in every respect.

Present indications are that two litres will be the most popular engine size for what may be called the medium-sized car for some time to come, and this is the capacity of the new Lagonda, the bore and stroke being 72mm. by 120mm., giving an actual

capacity of 1,954.32 c.c. Although known as the 14-60 h.p., the car is actually of 12.8 h.p. by R.A.C. rating, so that it forms another member of that recalcitrant family that defies all attempts at recognition and proper placing by its name and titles. Not that it matters very much what fanciful horse-power designation is given to a car that, with a rating of 12.8 h.p., behaves and looks in every way like a good 20 h.p. Lagonda can be a synonym for unconventionality in more respects than one!

No one could have an hour's run in this car and then lift the bonnet to look at the engine without realising very definitely and very quickly that this car is the product of someone who knows what's what in motor cars. Either the performance or the design, taken separately, would be impressive: taken together, they are quite conclusive, and I may as well tell Mr. Davidson straight away that not only is this the best thing he has ever done, it is one of the best that anyone has ever done, and that there is no need for unstinted congratulation to be delayed a moment longer.

Look, for instance, at the view of the near side of the engine. Is there any reasonably minded man, woman or child who pretends to be able to look after a motor car who would have one single thing differently placed from where Davidson has placed it? Everything likely to need adjustment or attention in the course of an average year's work seems to occupy the most prominent and least impeded position. Even changing jets in the Zenith carburettor looks like an amusement; while as for replenishing the oil sump, a whole quart may be tipped wholesale into the filling orifice (seen just forward of the water pump) without the use of any kind of funnel. It would be waste of time and words to talk about magneto accessibility; while anyone who wants more easily get-at-able overhead valves, cam-shaft and rocker-arm adjustment is likely to have quite a long wait. Incidentally, the operating cam-shafts for these overhead valves are even more ingeniously arranged than is apparent from the

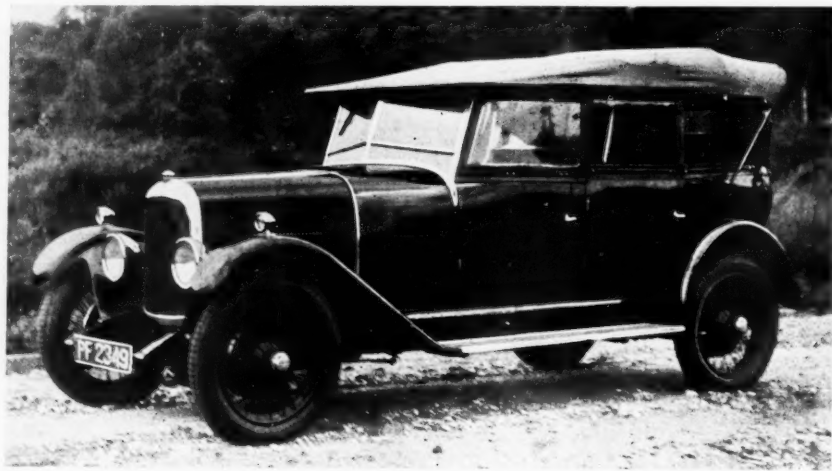
illustration, for they do not interfere with removal of the detachable cylinder head for decarbonising. Thus one of the greatest bugbears of the overhead cam-shaft, and especially to the man who does his own car maintenance, is definitely overcome. This alone is a triumph and, on any ordinary car, lacking so many rival attractions, would justify much eulogy. On the Lagonda, however, there is so much to eulogise that one must try to be discriminating.

The view of the near side of the engine shows the cover removed from the overhead valves. The view of the off side shows this cover—or, rather, its complement—in its normal position, and this view also shows the method of driving the magneto from the off-side cam-shaft by skew gearing so as to give it its very accessible outward facing on the near side of the engine. Both cam-shafts are, of course, housed underneath the valves and are enclosed by the two cover-plates on each side of the engine which require a screwdriver for their removal, the cover-plates for the valves being held by milled nuts easily undone by hand. It is not always that one may expose a cam-shaft for inspection by the use of no more elaborate tool than a screwdriver.

Let it be admitted that the dynamo on the off side of the engine, driven by a doubly jointed shaft, seems to be effectively screened by the steering gear-box and the exhaust pipe. The snag is *there*, but one cannot often touch so many roses with only one thorn among them.

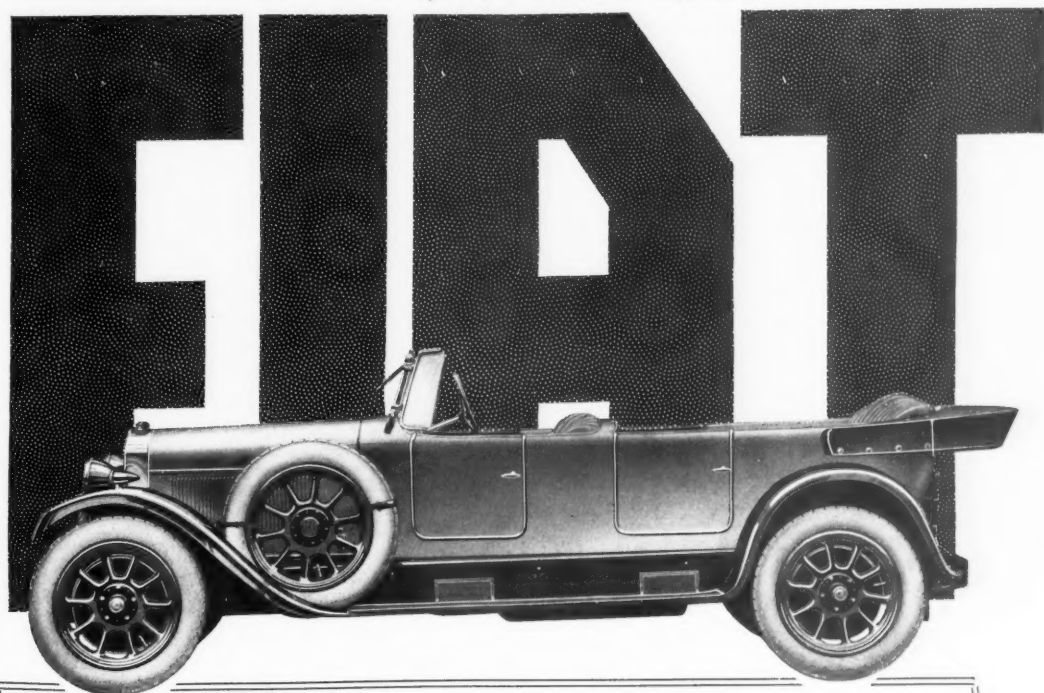
As regards the general build of the engine, it will be gathered that, although the conventionally sounding description, "the cylinder barrels are in a monobloc iron casting with a detachable head," is correct, it is decidedly misleading, for, coupled with the statement that the overhead valves are operated by two overhead cam-shafts, it suggests the entirely wrong inference that for decarbonisation the cam-shafts must be disturbed and the valve timing upset, which is quite wrong. The combustion spaces in the cylinder heads are hemispherical, and the sparking plugs, in the centre of the heads, are mounted vertically on top of the cylinder block, where they are as accessible as anything could be.

The fully balanced crank-shaft has no fewer than five bearings, which, though not unique, is unusual for an engine of this size, and each of the cam-shafts has three. All these shafts are lubricated under pressure, the cam-shafts, in fact, running in an actual oil bath; and the lubrication system of the engine is as good as anything about it. A sump of two gallons capacity—about double the



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normal for an engine of this size—a large filler, an easily removable filter and a valve for emptying the sump operated by a nut seen just below the carburettor and necessitating no grovelling underneath, may be small things individually, but collectively they contribute materially to the happiness of the working owner-driver. Similar consideration of this important person is shown in the arrangement of the thermostatic control for the pump-circulated cooling water; instead of restricting the flow of water and so overloading the pump, the thermostatic valve merely diverts it through a by-pass.

Although the gear-box is a separate unit in the chassis, the clutch (a single disc running dry) is encased in a flywheel housing at the rear of the engine. Four speeds and reverse are given by the gear-box, the standard ratios being 5.44, 8.7, 13.6 and 21.76 for both first and reverse, though there is an alternative higher set of ratios for the semi-sports model of the car, and a still higher set is available at an extra charge of £5. At the side of the gear-box is mounted the electric starting motor, driving the engine through a flexibly jointed shaft, and incorporated in the gear-box is the speedometer drive.

Final transmission is through an open propeller shaft to a spiral bevel driven rear axle, and there is no torque member, so that both drive and torque stresses are taken through the underslung semi-elliptic rear springs. This seems a strange feature to find on what is otherwise unquestionably a magnificent chassis, but it seems that such things must happen, and one can only accept them with a sigh of resignation. There is, of course, nothing inherently wrong or bad in the practice, and it is accepted without question on numerous cars claimed to be beyond reproach; nevertheless, one feels, "Maybe, but on this Lagonda—." Like the back, the front springs are semi-elliptic, and all are encased in spring gaiters with shock absorbers all round. Wire wheels for medium

pressure tyres are standard equipment, though steel artillery wheels are offered as an alternative, presumably an alternative that the makers hope, rather than expect, the purchaser to choose.

The equipment of the chassis is particularly complete, comprising as it does a fascia board with a full array of instruments as an integral unit, the instruments including a thermometer and revolution counter in addition, of course, to the usual set. And there are two details of the chassis equipment that it would not do to overlook. The first is the 12-gallon fuel tank (at the rear), which, in view of the car's normal fuel consumption of about 25 m.p.g., gives an unusually large cruising radius; and the second is the method of chassis lubrication. This is by Tecalemit grease-gun, but instead of the usual numerous nipples scattered all over the chassis, often in most inaccessible places, there is on each side of the chassis, immediately get-at-able through a flap in the running board valance, what is called a lubrication battery. This consists of a group of reservoirs into which grease may be "gunned" by the most incompetent ass who ever tried to look after a motor car, and from which it is led through a system of pipes to the points where lubrication is actually required. Who shall now say that there is no designer who ever heard of the owner-driver?

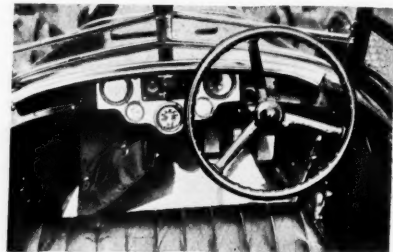
The chief dimensions of the chassis are: wheel-base, 10ft.; track, 4ft. 6ins.; and ground clearance, 10ins. (a detail of which the merit is obvious and the method most baffling in view of the perfectly pleasing over-all lines and low build of the car); while the chassis weight is 18cwt.

BODYWORK.

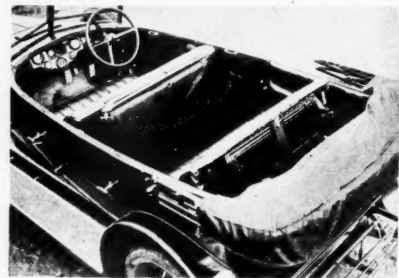
Three complete cars are available: A saloon at £720, and a semi-sports and a tourer each at £590, these latter two being much the same in specification, though the tourer, the model tested, is much roomier in its accommodation. It is, indeed, exceptionally roomy for a touring car rated at less than 15 h.p., as may be judged from the seat widths of 50ins. in the rear and 47ins. in front. Pneumatic upholstery (finished in hand-buffed leather), an adjustable front seat and an adjustable steering column combine to make this Lagonda one of the most comfortable cars I have ever had the pleasure of driving, and my passengers said they had never been so pleasantly ensconced.

No car could be better finished as regards the details of its bodywork than this Lagonda, and this applied to every detail that I could find; while evidence of that rare experience on the part of a designer put to practical effect for the real benefit of his passengers is present on every hand. Door handles in their proper places, cushions that fit the occupants as well as the car, angles for legs, arms and bodies that have been obviously thought out and tried out and not guessed at and thrown on to a drawing-board by a blindfolded impressionist artistic genius—these are the things that count and for which the educated car buyer does not mind paying. They ought, of course, to be found on every car, but the simple fact remains that the Lagonda is one of the very few where they are.

Of the features of the five-seater body of this standard touring model, the one calling for most comment after the roominess and quality, is the all-weather equipment. This consists of side curtains and an easily erected hood, ordinary enough in appearance and specification, but yet very much better than the average in actuality. The side curtains are stored when not in use actually on the back of the rear seat squab, and not merely in the compartment in the bulge at the rear of the body; they are easily erected, and when the car is closed it is genuinely draught and water proof. Just another



Driving cockpit of the new Lagonda, showing, on the near side, the loose panel (half removed), in which the tools are carried.



Interior of the Lagonda touring body, with the back of the rear seat tilted forwards to show the side curtain storage.

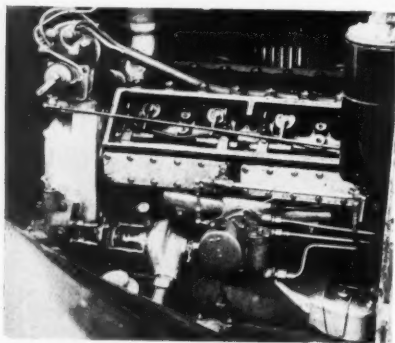
of those things that ought to be true of every car, but, in fact, is only applicable to a few. The equipment of the body includes a rear wind screen, and the front seats are adjustable within a wide range, though not while they are occupied and the car is in motion.

ON THE ROAD.

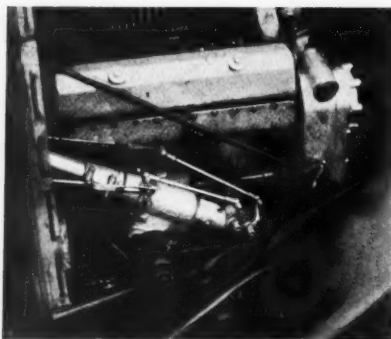
There are many things to be said about the road performance of this car, some of them very surprising indeed. But of them all, perhaps, the most striking is the capaciousness of the body in relation to the size of the engine, which, of course, makes the road performance proper all the more impressive. The natural, almost the inevitable, comment to make on first sight of the car is, "How absurdly over-bodied for the size of the engine." The luxurious comfort afforded by this 12.8 h.p. touring car strengthens the first impression, but after a very short journey on the road this first impression is all but lost in the inevitable wonder that centres round the car's behaviour.

It is rather unfortunate that the catalogue claims that in performance and smooth running the car equals *any* six or eight cylinder, for, of course, it does not, and so the *hors d'œuvres* gives a rather unpleasant taste which would prejudice any ordinary meal to follow. Fortunately, the meal that follows in this instance is not ordinary. Thus, there is an ungarnished but delightful entrée. With a full load, every member of which enjoyed perfect comfort all the time, we attained and maintained an *easy* 60 m.p.h. That we did not get more merely means that road conditions were unkind, the engine seemed willing to give us at least another 3 or 4 m.p.h. I call this an entrée by design; there was nothing fishy about it, for the reading was by a Watford speedometer.

Right up to the absolute limit attained the engine ran smoothly and silently, much more smoothly and silently than plenty of sixes I have tried, but not so smoothly as *some* sixes. But this four-cylinder Lagonda is of 12.8 h.p. rating; the lowest powered six on which I have attained an honest 60 m.p.h. was rated at just over 20 h.p. Even more impressive than this mile a minute on top was the car's equally easy though not equally smooth 52 m.p.h. on third, a capacity that gave the driver of a certain well known very "hot stuff" 15.9 the surprise of his life. In fact, this driver left me, or appeared to do so, only because of a limitation of the



Near side of the Lagonda engine with the cover removed from the inlet valves, and showing the magneto, water pump, carburettor, oil filler (just forward of the water pump), and just under the carburettor the top of the valve stem for emptying the sump.



Magneto drive, dynamo, exhaust pipe and steering gear on the off side of the Lagonda engine. The rod across the engine is the ack handle.



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The British Petrol

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particular Lagonda I was driving which is not likely to be general with all of its family. This limitation was a necessarily very slow upward change. A long and wasteful wait was necessary for each change up, and whereas the driver of that 15.9 h.p. made a slick and easy change into top at about 50 m.p.h., when I tried to do the same he left me standing as my Lagonda drifted along in neutral. A clutch stop is fitted but was in need of adjustment that I had no time to give.

Such a performance as this from a 12.8 h.p. engine with a big body to pull is, obviously, something new and, just as obviously, turns on great revving capacity on the part of the engine. In other words, this is not a top-gear car, but a car for the intelligent driver, even though the engine is endowed with a very fair flexibility. If you *will* not change gear the car will take you along; if you will change gear the car transports you with joy. Downward changes are extremely easy, and the clutch is all that could be desired as regards smoothness and delicacy, though not absolutely silent in taking up the drive; but it comes as a rather nasty jar to find that the car has a distinctly noisy third speed ratio. As I once said of another of Davidson's cars, if the gear-box sings a song it certainly has something to sing about, but that was many years ago, and even musical gear-boxes are not so easily tolerated now as they were then.

In every aspect of controllability the car is simply superb. The steering is Marles, and therefore delightful; the springing and road holding under all conditions are as good as those of any conventionally designed car I know, and, except for a suggestion of an occasional squeak, both hand and pedal (four-wheel) brakes leave nothing to be desired. The lever for the hand brake is a Lagonda idiosyncrasy and, in my opinion, at least, also a mistake, but some people may like it—the lever stays "on" only when the knob is depressed, which,

of course, is just the opposite to otherwise universal practice.

Some people may say that £590 is a lot of money for a 12.8 h.p. touring car. If the £590 buys nothing but an ordinary 12.8 h.p. touring car the criticism is sound and the outlay is unjustifiable extravagance. But in this case the £590 does not buy an ordinary 12.8 h.p. touring car. It buys a really fine and elegant mile a minute car of refinement. Who now speaks of extravagance? There are not many manufacturers who offer the purchaser in return for his £590 a real, live motor car.

W. HAROLD JOHNSON.

AN ENTIRELY NEW "SIX."

It takes a fair amount of courage and an unbounded faith to launch an entirely new car on the modern market and so one cannot but admire the enterprise of Messrs. Brocklebank and Richards, Limited, of Birmingham. This firm now has ready for the market an entirely new six-cylinder car, to be known as the Brocklebank, of which the specification reveals a genuine perspicacity on the part of the sponsors in gauging the needs and tastes of the day. Moreover, the car has been "on the stocks" for nearly four years, so that it is free from the criticism of being some rush job that would make an unfortunate buyer pay heavily for his rashness.

In two very important respects the new car meets modern ideas as to what a motor car should be. It is very moderately priced and it has a six-cylinder engine. The latter has a capacity of just over two litres (2,051 c.c.), and with a bore and stroke of 63.5mm. by 108mm., an R.A.C. rating of some 15 h.p., so that the car falls within that rapidly growing class of six-cylinder cars of moderate power and consequent moderate running costs. The price of the complete saloon model is to

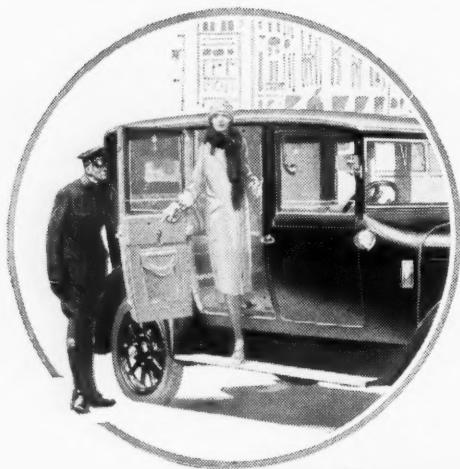
be less than £400 and according to the *Motor Trader*, from which journal these particulars are taken, the manufacturing methods behind the car are of a kind that promise to make possible the successful marketing of what on paper at least seems a very remarkable car.

This Brocklebank falls in what is at present a rather unseemly gap among British motor car programmes although no doubt it is a gap that many manufacturers must be contemplating helping to fill in the near future. Even if not quite first in the field, the Brocklebank makes its *début* with many things in its favour, and judging by the essentials of its specification it should be assured of a very useful "get-away" in more senses than one.

REAL ROAD DAMAGE.

ROAD damage, its causes and cure, or road damage and the cost of its repair," might be taken as alternative titles for a monograph of the British motorist of to-day and his troubles. Who causes the most damage to the roads and who pays, or rather who should pay, for this damage is the root question at the bottom of all problems of road vehicle taxation, which is alleged in its turn to be one of the most important factors controlling the development and use of the automobile in Great Britain and the success of the British car in overseas markets.

Some years ago there appeared in these pages a photograph taken on the Portsmouth Road just where it dips down into Guildford to join the Farnham Road from the Hog's Back. The photograph showed an amusement caterer's train descending the gentle slope with at least one of the wheels of one of its trailers locked, and as the day was warm this locked wheel had cut a rut about 3ins.



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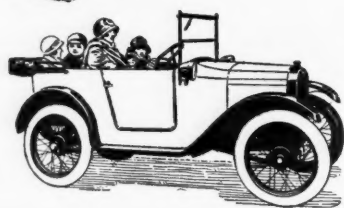
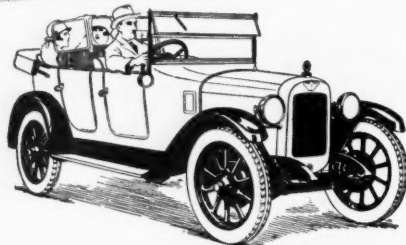
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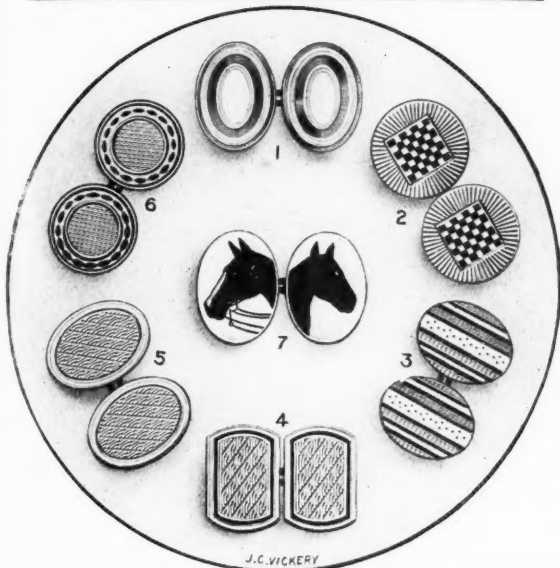
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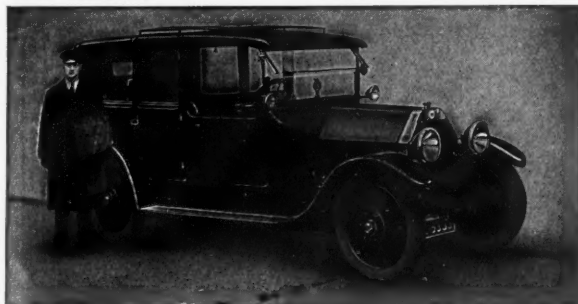
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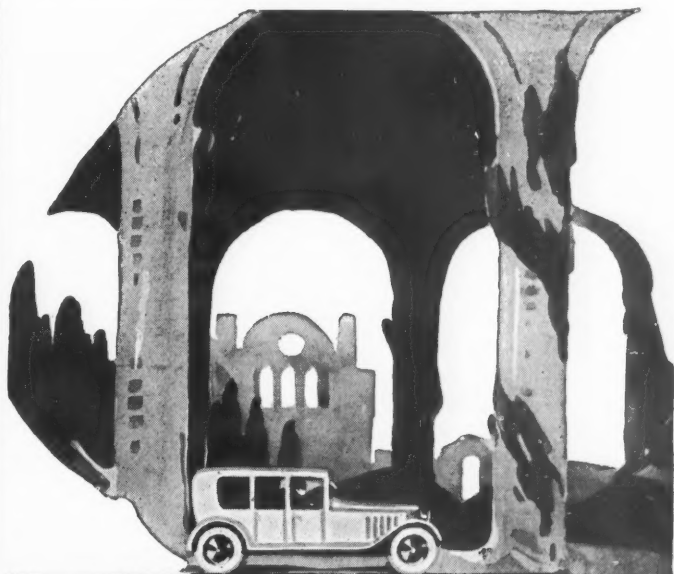
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wide and about an inch deep right into the road surface. That was road damage with a vengeance and it is not to be wondered at that the motorist objects to being almost the sole useful contributor to a fund forced upon the community for the purpose of maintaining our roads in proper repair.

Last week an appeal was issued by the Minister of Transport asking users of these heavy transport road trains to fit rubber tyres on their traction engines, and on the very day that the appeal was published we saw a precise recurrence in the same spot of the road damaging process illustrated so long ago. Between Godalming and Guildford we passed some half dozen of these trains of traction engines with between three and six trailers attached and on the drop down into Guildford overtook yet another with one of its trailer wheels locked and on a skid and cutting a deep furrow into the road surface. The trailer that had the locked wheel was a closed van of the usual showman's type and, of course, it was impossible to estimate its weight accurately without knowing the contents, but two and half tons seems quite a modest estimate of the probable weight of this single unit of a train consisting of four other similar vehicles, one much lighter and the traction engine itself, the weight of which would probably be about six tons.

The Ministry of Transport appeal refers directly to the traction engine, which apparently is supposed to be mainly responsible for the damage to the road surface. But these observations at Guildford suggest that the appeal is to some extent based on a misunderstanding. While the traction engine doubtless imposes an enormous load on the road, it has large wheels with wide treads through which the weight to some extent at least is distributed over a fair area. The trailers hauled by the engine almost invariably have ordinary steel-tyred,

narrow rim wheels, so that their weight is concentrated on a narrow strip of the road, with the result that they cut in deeply and play havoc with any ordinary surface. On a hot day these heavily laden wheels cut into a tarmac surface like a knife into cheese and one of these trains does more damage than a whole month's ordinary traffic.

The amusement caterer's train is, of course, not the only hewer of road surfaces; there is the farm tractor—which, like the traction engine, has wide wheels—and its agricultural implement or heavily laden farm wagon behind, which like the amusement trailer has narrow wheels, and there are others, but in point of weight and numbers the amusement caterer's train easily has first place.

It is hinted in the Ministry of Transport appeal that if owners do not fit their traction engines with rubber tyres of their own free will, legislation may be introduced to make such road protection compulsory, but it seems that the threat is at least partially misplaced. There is little point in protecting the road against the traction engine, which does not cause maximum damage, if no protection is secured against the traction engine's train which runs on wheels that cut like knives. Many farm tractors have as part of their standard equipment rubber strakes or supplementary treads for fitting to their wheels for road work, but one hesitates to picture what the average farmer would say if such extra equipment were suggested for his binding machine or wagon.

As a matter of fact, a parallel for the present case has long been realised to exist in the current taxation of motor vehicles. No favour is shown in Great Britain to those using pneumatic over those using solid rubber tyres, although it is realised that the former cause infinitely less damage, other things being equal. In other countries a more intelligent




attitude is adopted and the pneumatic-tyred vehicle pays less than a sister vehicle with solid tyres, so that its owner gains directly in the matter of taxation, as well as in the greater economy that accrues in running costs.


The Ministry of Transport appeal takes the form of a letter to highway authorities throughout the country and not the least interesting point made in it is that some of these very authorities are users of these road damaging vehicles! No one is more voluble in its protests against the cost of road maintenance under present conditions than the average highway authority and yet in some cases at least it is taking the very action that makes such protests justifiable!

THE MOTOR COACH.

When the passenger carrying vehicle of large capacity used almost entirely for pleasure purposes began to be a common vehicle on our roads, it was generally realised to be a potential and serious nuisance of the future. That future has now arrived and, though the nuisance of the motor coach may increase with the number and popularity of the vehicles the time is certainly at hand for the imposition of more rigid control on them than is now exercised.

The objections raised to these vehicles are primarily due to the way in which they are handled. This does not mean that all their drivers are road-hogs so much as that, on account of the very nature of these road monsters, they have to be handled in a way that inconveniences other traffic. They have to hug the crown of the road and they have to take a wide sweep on corners. In addition to these inherent faults, they are sometimes driven carelessly, when, of course, their dangerous character is magnified a hundred-fold. The road damaging aspect of these monsters driven at high speed is, and has long been, patent.



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JOHN PRIOLEAU
(the well-known motoring correspondent).

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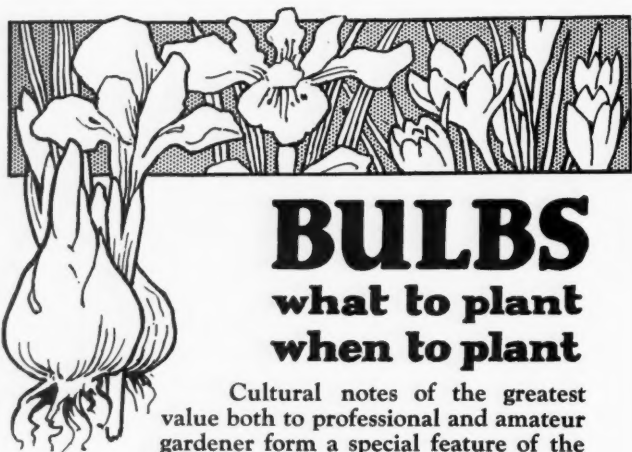
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P.1346



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THE SOUTHPORT SHOW

FOR some years the big country flower shows have been regaining the ground they lost during the war. Now they are worthy of the best that horticulture gives us. One of the most successful is the great Southport Show, and this is all the more surprising seeing that it is a new flower show—only in its third year. This success brings undoubted credit to the Southport Corporation, under whose auspices it is held, for it is none too easy to raise a flower show in the provinces to the first rank in three years, and these in difficult times. Year by year the show is a greater success, not only from the professional nurseryman's point of view, but also from the interest it arouses among amateurs whose exhibits are of the first quality.

This year's show was noted for two classes of exhibits, the greenhouse and stove ornamental plants, and gladioli. The avenue in the tents in which the stove exhibits were situated was a picture of delicate colouring and grace. Crotons and caladiums made a magnificent jungle of yellow, golden and green tones among which nestled orchids and other greenhouse plants. Such exhibits as those of Messrs. Cypher and Messrs. John Peed should do a great deal towards popularising again the luxuriant glories of the stove and greenhouse ornamental plants, which have suffered a lapse since the war that perhaps economy but not lack of beauty may have justified. It shows a way to all who have the accommodation and the means to grow these exotic beauties that they should not be ignored in future.

Never has there been a finer show of gladioli, and it only proves how these marvellous late summer flowers are becoming more and more popular among all gardeners, large and small. Whether it was the magnificent floral displays of massed blooms such as were shown by Messrs. Sutton, Messrs. Bees, Messrs. Unwin and Messrs. Daniels, to name only a few, or the more intimate collections of varieties staged by Mr. Edwards, Messrs. Kelway or Messrs. Lowe and Gibson, there was nothing in the way of colour or form to beat them. When walking round the tents one heard expressions of amazement on every side from hundreds who had never seen gladioli in the mass before. Once more the Southport Show has proved that the gladiolus is one of the coming flowers. Advances are being made or have been made, but standard varieties such as Souvenir, Alice Tiplady and Nydia in the primulinus, and Red Emperor and Halley in the large-flowered, still hold their own in their particular lines.

Although stove plants and gladioli formed the cream of the Show, yet there was much else to be seen of first-class importance. Messrs. Carter staged a fine exhibit of lilies, asters and gloxinias; Messrs. Blackmore and Langdon, delphiniums and their incomparable begonias; Messrs. Hewitts, Messrs. Dobbies, Mr. Woolman, among others, splendid stands of dahlias of all kinds; Messrs. Waterers, Messrs. Harkness, Messrs. Bees, Mr. Wells, Messrs. Prichards, all showed what they could do with herbaceous plants. There was also a first-class section of roses held under the auspices of the National Rose Society.

A TULIP WORTH GROWING.

THERE is one tulip which is well worth ordering for next year's spring garden, and that is T. Kaufmanniana. It is slowly but surely increasing in popularity as its charms and beauty become more known, but even yet it is not so widely grown as it deserves. It is a pleasant and attractive species of neat habit and refined colourings, and, on the whole, it is not a difficult doer. Reaching, at the very most, only some 6in. in height, with its blooms standing well out from the foliage, it makes a charming subject for the edge of a spring border, or even for massing in a bed alongside of a small stream or round the margins of a pool. In the bud condition, the flowers show a remarkable beauty of form; but it is when the blooms are fully open, with the petals gracefully reflexed, exposing the delicate shading in the throat of the flower, that its full beauty is revealed. The unfolded flowers bear every resemblance to the waxen-like blooms of a water lily, and for that reason it has come to be known as the Water Lily Tulip. There are not many of our plants which can compare favourably with our water lilies, such as this tulip species.

It calls for no special care in cultivation. A good, moderately heavy soil and a fairly sunny position are all that is necessary. Too sunny a situation will hurry the bulbs on unduly and cause them to flower when they may suffer by hard frosts for their precocity. A position in front of a south or west wall will be found ideal. When planting, it is advisable to put the bulbs in about 2ins. deep, with a little sand below each to prevent rotting and to assist drainage. A better effect is always obtained if the bulbs are planted in small clumps or as a ribbon border. Planted singly, the effect of the open blooms is lost, while the colourings of yellow, white and red look much bolder in a clump. They lend themselves to associations with other spring-flowering subjects, such as muscari and chionodoxas, scillas, etc., and many an attractive combination of colours can be obtained if one's imagination is allowed free play when planting.

There are any number of varieties offered in trade catalogues, but there is little to choose between individual sorts, except the colour. A few of the more recent kinds are semi-double, but the singles, on the whole, are more beautiful. At least a few clumps ought to be planted during these next few weeks to enhance the beauty of next year's spring garden.

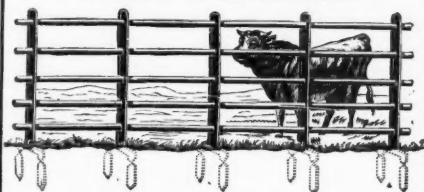


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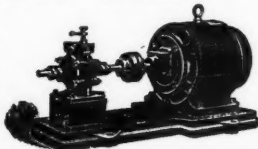
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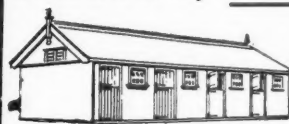
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CLOTHES for the YOUNG PERSON AND SCHOOL OUTFITS

The ensemble calls for attention as both sensible and economical. Gauging and smocking as decorative detail.

Extreme simplicity observed in all accessories.

SCARCELY second in interest to the arranging of her own wardrobe, is the dressing of her children to the modern mother, and right worthily do the majority succeed in the task. The fact that dress for children is such a very different story from dress for their elders, only adds zest to the subject, as also does the fact that it is more or less impossible to generalise where the young are concerned. They have not learned the art of assimilating clothes, therefore dress has to be adapted to their needs.

Age is little or no guide. A girl of eight may look ten years and *vice versa*, others hinting, at a quite tender age, the embryo smart woman and carrying off the simplest garb with singular *éclat*. There are plump, chubby girls, thin tall ones, awkward figures and perfectly proportioned forms, all whereof are carefully considered by the first-class children's *couturière*. Without any sort of prejudice, it may be safely said that, taking them all in all, English children are really the best dressed, because the most suitably dressed, the world over.

To begin with their clothes are consistently simple, with no apeing of adult fashions, as is frequently the case in France and America. Here, we do not smile on loud plaids and checks or party frocks bedizened with yards of lace and ribbons. "Comfort first" is the slogan in England; freedom for growing limbs and an avoidance of anything pertaining to artificiality.

ABOUT THE ENSEMBLE.

There is a vast deal to be said in favour of the long wrap coat, frock and hat to match, for girls in their early teens. In

school outfits, where uniform is not exacted, the *ensemble* at once gets over the trouble of the Sunday best. The coat can be of velour, box or blanket cloth, or friska trimmed with fur or not as fancy and finances dictate. Then, if the frock is of *crêpe de Chine* that can be worn as a change with others in the evening, at schools where it is the rule to dress for dinner.

A provision of this description ensures a frock being worn out while it fits the wearer, simplifies the often inadequate wardrobe accommodation, provides the necessary warm wrap for the coming term, besides giving a girl a neat, smart appearance, without any flummeries.

An idea for such an *ensemble* is shown in the group, the coat of cocoa coloured box cloth being trimmed fur to tone. A rather soft, long haired fur of the dyed variety might be used, which could quite well be eliminated at the hem without in the least spoiling the model. A pull-on felt hat to match is worn, the crown banded with two coloured *gros grain* ribbons, brown and cerise.

To go with this there is arranged a simple jumper type of *crêpe de Chine* frock, a shade or so paler than the cloth. It is shown above, the pleated front and little oval *empiècement* lifting the design out of the realms of the ordinary, features these, perhaps, more likely to be appreciated by the designer and the mother than a girl herself. It is always cleverness of line and attention to detail that serve to mark out the individually thought-out dress from the "ready-to-wear."

AN INVALUABLE MATERIAL.

For youth and school wear, Viyella has made a firm place for itself. For its many varying weights, its amenability to the wash tub, its wide range of colours and figured fancies, the attention bestowed on this fabric is frankly deserved. Viyella, moreover, is an all British production, that is firm enough to tailor and, in certain qualities, soft enough to smock. Smocking, although it has recently invaded the adult world, is essentially associated with youth, from the smock tunic age, hence its inclusion in the practical school frock pictured, which, carried out in some of the many charming shades of brown, would be eminently useful and could be worn with the wrap coat.

This model, an all-in-one affair, is easily slipped on over the head, when the cravat ends are released from the slit through which they are passed. The group of side pleats affords that comfortable freedom so imperative in a school dress.

As a matter of fact it is a style of frock far simpler to get into than a skirt and jumper, and infinitely preferable both on the score of neatness and economy to a skirt and blouse. But really the suggestion needs no defence, and the model would prove delightfully suitable to girls from ten to fourteen years of age.

For the coming term and season, the most practical coats and skirts are of mixture tweeds and homespuns. I, who write, hold no brief and never have for the stereotyped navy blue, except in a rough service serge. There is



Pyjamas or "slumber suits" are always the young person's choice.



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nothing that spots or shows the dirt more quickly than fine serge and blue suitings, and in a busy school régime there is little time to deal with these weaknesses and defects.

A tweed, non-committal in colour, or one of those attractive homespun woven in two colours and a scarcely perceptible check, build the most perfect girl's suits, the coat double-breasted and skirt with inverted side pleats—no wrap-over *jupe* for restless young limbs. Completed by a knitted or jersey jumper, otherwise an overblouse with round turn-down collar and cravat, these coats and skirts are always in the picture either at school or during the holidays, while a pleasant change from the ubiquitous felt hats are those of stitched tweed to match the suit. A style of headgear this that is equally successful with a mannish top coat for a small girl. I, myself, like the whole finished by light weight wool stockings toned to the tweed and brown Oxford shoes.

Nothing is more incongruous and capable of striking the wrong note with school girls than silk stockings and fanciful shoes. It is difficult at times with girls beginning to appreciate the effect of dress to stem these flights of fancy, but, together with rings, bangles, bead chains and ornate handbags, these accessories should be dealt with firmly by those in authority.

To distract a girl from such foibles give her a nice roll-up manicure set, with a bottle of cleansing fluid, and lead her gently and quietly to the care of her nails and hands. Impress on her the importance of properly brushed hair and the general fastidious care of her person.

There are girls who come home from so called finishing schools complete hoydens. It often takes a year or more to "fine up" such young persons to the standard of home life, during which time they are the sad sufferers.

DANCING TIME.

An important feature from now onwards to the spring are the dancing classes and the *impromptu* affairs got up among the girls themselves to while away the long evenings. Eurhythmics play a more serious part every year in this connection. Practically owing to the efforts of one man, this cult of movement to rhythm and ear is now regarded as an invaluable asset. At some schools it is made an entirely separate class, at others is worked in as an interlude to the latest fox-trot, Charleston and tango. But in either case suitable dress has to be provided.

For dancing *pur et simple*, a frock with something of a party flavour to it is selected. In this regard the children's *couturière* is often tempted to let herself go, and unless watchful is apt to overlook the fact that light coloured ephemeral dresses are not beloved of school matrons, whose duty it is to see their young charges are turned out properly and in order.

Perhaps one of the safest dancing frocks to indulge in is that of *crêpe de Chine* with *plissé* skirt, and straight little bodice. This is a style that a fair-haired girl can have in black, a brunette in Indian red and a betwixt and between colouring in pale mauve. If any sort of toe and skirt dancing is indulged in these *plissé* skirts are ideal.

A sweetly pretty example seen had a sort of loose little bolero bodice scalloped at the base, that fell over the waist of the skirt. And almost as practical is a quasi picture frock of taffetas, a style chosen by our artist who has designed a model that could be adapted to any age from ten upwards. Apple green is the colour scheme, trimmed with shot pink and silver ribbon wheels, the ribbon again introduced on the bodice in long, tapering lines that culminate in a Louis bow.

PYJAMAS EVERY TIME.

The choice between a slumber suit and a nightdress is speedily settled, if the taste and opinion of the young wearer is consulted, in favour of the former, and she is right every time. Pyjamas are infinitely better from every point of view and are the greatest safeguard against colds and chills.

Of late years these suits have developed considerably, many now being fashioned in one, instead of two pieces, and are also made of many unusual and uncommon materials. They are inclined to be on the gay side for girls, the familiar stripes giving way before the superior attraction of quaint *motifs* and futurist patterns.

The little lady with the candle wears a suit of brightly patterned silk, the white in the figuring finding emphasis in a turn-down collar of the same class of silk. Needless, perhaps, to say, the suit is not cut in one piece, a join and a buttoned arrangement at the back occur at the waist, and are concealed by a narrow girdle, the latter always attached somewhere to avoid its being lost or mislaid.

L. M. M.

FROM A WOMAN'S NOTE BOOK

TO BREAK THE STRAIGHTNESS OF WRAP COATS.

With dahlias a riot of colour in parks and gardens and the shops busy with warm wrap coats, one realises, indeed, how autumn is at hand. Both these, however, in their own individual way provide compensation for the end of the long summer days.

To the well equipped woman just now on travel bent, mainly up north, the possession of a smart, warm wrap coat is essential, and that this must be of the latest alike in material and cut is likewise duly accepted.

Although this particular class of coat last season only discreetly displayed godets and flares, the latter this year are entirely ignored, the pendulum having swung back in favour of straight, almost "slinky" lines, an effect that is nowise disturbed by flat stitched pleats, stitched bands, fantastically shaped plastron backs and the like.

At the same time, despite the apparent simplicity, there is no monotony and more ingenious cut than ever in the new models. A fact that was borne forcibly home after a careful survey of the styles shown by Messrs. Debenham and Freebody, Wigmore Street, W.

The typically up-to-date model here illustrated is of Cumberland tweed woven in large checks of chocolate brown, beige and a broken grey, the brown emphasised in set side panels of a self shade, surmounted by a curved strapping, the latter imparting a cleverly subtle shapeliness to the figure.

The fronts, closing at a long line, are finished by a collar of Japanese fox, the cuffs corresponding, while the whole is lined throughout with *crêpe de Chine* to tone.

Another arresting novelty seen in these salons was a sort of *broche* tweed in delicate gradations of fawn and brown woven to effect a design. A wrap fashioned of it is trimmed with stone marten opossum and lined with squirrel lock dyed to maintain the harmony, a narrow buckled belt adding a practical note of completion to a coat so perfectly cut and modelled, and slim as to give no indication of the fur doublure. Thus very briefly is the story of early autumn coat models at Wigmore Street, a display that only a personal visit can enable one adequately to appreciate.

TO SAVE STOCKINGS AND PREVENT CHILLS.

The complete fiasco of the Russian boot, that no self-respecting bootmaker would consider, or well dressed woman wear at the end of last



A typical up-to-date travelling coat in a brown, beige and grey check, with brown side panels and strapping.

season, provided an opportunity for thinking folk to suggest a substitute. The latest is a pull-on woven gaiter entitled "Spattees." These seem to meet the case with much neatness and distinct originality. Truly nothing like them has been seen before, and "Spattees" exactly describe this ingenious stocking protector, which is available in practically any colour, and many charming combinations of colour and also several weights. Fitting perfectly over the top of the foot, they are drawn on like stockings and just below the knee roll over with fancy tops like men's shooting and golfing hose.

In addition to their unquestionably smart and attractive appearance, "Spattees" have the advantage of being free of all fastening and wash like the proverbial rag. Messrs. Debenham and Freebody and Messrs. D. H. Evans, and in fact most of the best shops, are stocking them.

OF INTEREST TO MEN.

Although a little out of my usual line of country, my interest and attention was drawn to the opening of the eastern building at Peter Robinson's, Oxford Circus. This now completes, after six years, the large rebuilding operations necessarily undertaken by this old established house.

The building now finished is among the handsomest in London and it is significant that the whole is given over to men's and boy's clothing of every description. Following the policy observed in the western building, Peter Robinson's, while never touching low-grade articles, maintain their well known moderate prices, and the reason they are able to do so in face of enormous expenditure, lies in the fact that for many years a portion of their trading profits have been retained in the business. Consequently the cost of the rebuilding has largely been paid out of income.

This is an important point to bear in mind when judging the possibilities of acquiring an overcoat or ready-to-wear suit, really good and well tailored, at 5, 6 and 7 guineas. Naturally a higher class article is forthcoming made to measure for a pound or two more, but value for money is the keynote throughout the establishment.

For many years the name of Peter Robinson has been a household one for boy's outfits, and the new building has enabled this side of the business to be appreciably extended, so much so, indeed, they have deemed it politic to give over two whole floors to boys alone.

Finally, there has been found space to open up one of the newest and probably the best equipped men's hairdressing departments in the West End.

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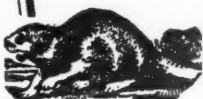


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OF TOPICAL INTEREST

A FIRE ESCAPE FOR EVERY ROOM.

MONTH by month fire disasters occurring throughout the country draw attention to the imperative necessity of providing means of escape in case of a conflagration. An excellent new device is the Davy Automatic Safety Fire Escape, the sole agents for which in the British Isles are Messrs. John Kerr and Co., of Little Peter Street, Manchester, already so very well known for fire-fighting appliances. The makers describe it themselves as an "automatic lowerator used for descending only." The machine, which weighs only 3½ lb., consists of a sheave wheel around which a steel cable runs, connected by a series of gears to a positively automatic brake controlled by centrifugal force. At each end of the cable is fastened a life belt. The Davy is fixed just inside a window casing or near it, or 3ft. or 4ft. above the window sill, and any person who can get to a window and open it can descend in safety. When the person reaches the ground the lifebelt first thrown will be ready at the window for another rescue.

HOME-MADE AERATED WATER.

Soda water is a matter of daily use in almost every English household and can during the year run into a fairly considerable outlay, besides all the tiresome business of returning empty bottles to manufacturers. Economy and a continual supply without trouble are ensured by the use of the Sodamatic Machine, an extraordinarily compact and useful article which has recently been further improved, so that the makers, Messrs. Sodamatic, Limited, 6, Red Lion Yard, High Holborn, W.C.1, are able to offer it at 5 guineas instead of 7 as heretofore.

THE "EMPEROR" CARPET.

It is a commentary on our conventional views of art, as was pointed out the other day by no less an authority than Mr. James Franklin Ballard of St. Louis, U.S.A., author of "Oriental Rugs," that while crowds flocked to see Gainsborough's "Blue Boy" before it crossed the Atlantic, nothing like a similar interest is likely to be aroused by the wonderful "Emperor" carpet now at Messrs. Cardinal and Harford's, 108-110, High Holborn. It is known to have been woven at Ispahan about 1550 for one of the Shahs and eventually given to Peter the Great, who gave it to Leopold I of Austria. It then hung for many years in the Schönbrunn Palace, outside Vienna. It belongs to the type known as animal Ispahan carpets. In the beautiful conventionalised symbolic designs

typical of Persian art, with which it is worked, a touch of Chinese influence is traceable, the pomegranate, the lotus, strange and wonderful beasts, are interwound on a background of the most gorgeous red, a cardinal shade of a beauty which is seldom seen outside the rarest and oldest examples of the weaver's art. Hours, almost months, of study would still reveal here and there some unsuspected beauty, a hidden face, an animal half concealed in the intricacies of the design, or a symbol making plain the meaning which can be read into these old and wonderful carpets. The border is on a green ground of a lovely tint of which the secret has been lost in the centuries since it was dyed, and which has only mellowed and grown more beautiful with the passing of time. It is estimated that there are in it 600 knots to the square inch. It is shortly to be sent for exhibition to New York, but until then (though naturally it is guarded with considerable vigilance), may be seen by those interested at Messrs. Cardinal and Harford's.

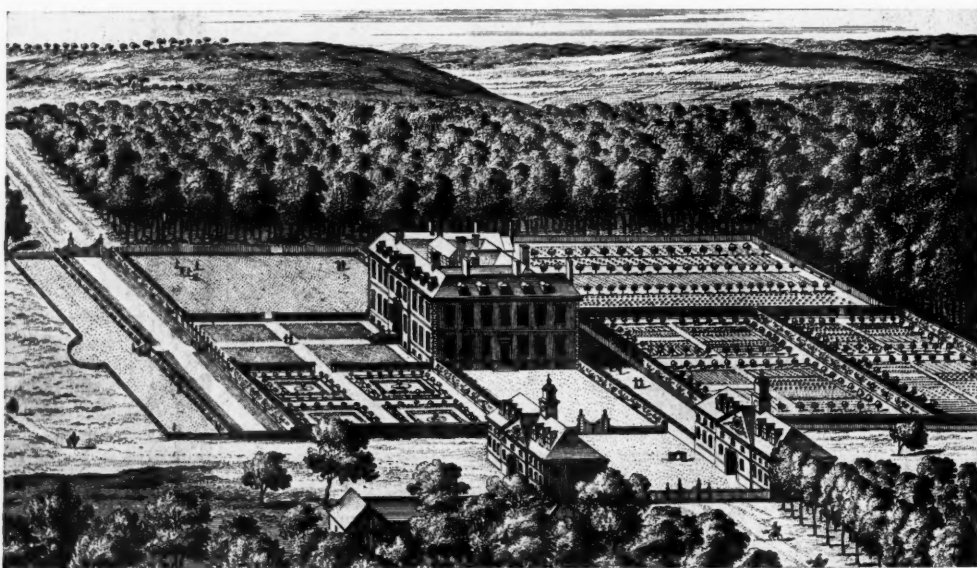


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MISCELLANEOUS ANNOUNCEMENTS

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General Announcements.

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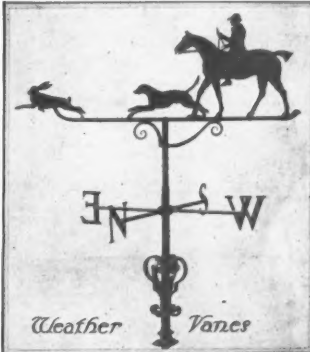
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